

**CITY COUNCIL AGENDA**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- INVOCATION - REVEREND STEVEN KALAS, CHRIST EPISCOPAL CHURCH
- PLEDGE OF ALLEGIANCE

**MINUTES:**

PRESENT: MAYOR GOODMAN and COUNCIL MEMBERS REESE, M. McDONALD (excused from the PM Session until 4:20 P.M.), BROWN, L.B. McDONALD, WEEKLY (excused from the PM Session at 5:08 p.m.), and MACK

Also Present: CITY MANAGER DOUG SELBY, DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY MANAGER BETSY FRETWELL, CITY ATTORNEY BRAD JERBIC, ASSISTANT CITY ATTORNEY JOHN REDLEIN (A.M. Session), DEPUTY CITY ATTORNEY TOM GREEN, DEPUTY CITY ATTORNEY BRYAN SCOTT (P.M. Session), and CITY CLERK BARBARA JO RONEMUS

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Parkway

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(9:01 – 9:02)

**1-1**

REVEREND STEVEN KALAS, Christ Episcopal Church, gave the invocation.

(9:02 – 9:03)

**1-25**

MAYOR GOODMAN led the audience in the Pledge.

(9:03)

**1-35**

# *City of Las Vegas*

CITY COUNCIL MEETING OF MARCH 19, 2003  
Announcements – Continued

## **MINUTES:**

ALAN TRAMONT sang “America, I Love You So,” written by Las Vegas Composer MIKE CORDA.

(9:03 – 9:07)

**1-50**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PUBLIC AFFAIRS**

**DIRECTOR: DAVID RIGGLEMAN**

☐

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**CEREMONIAL:**

RECOGNITION OF EMPLOYEE OF THE MONTH

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

**MOTION:**

None required.

**MINUTES:**

MIKE SHELDON, Chief, and JOSEPH FREEMAN, Lieutenant, of Detention & Enforcement joined MAYOR GOODMAN in honoring OFFICER SANDRA ELSWOOD as Employee of the Month for March. OFFICER ELSWOOD has been a City employee since 12/1985 and has been a special inmate management officer in Unit 7 for approximately two years. She is a perseverant individual who thrives in challenging situations. She set up an efficient system to log information on federal inmates and those in isolation and has contributed to making the jail operation run more efficiently. She has fulfilled all her duties diligently and her positive attitude and commitment have ensured the successful completion of her projects. OFFICER ELSWOOD is highly regarded by other members of Detention for her dedication and outstanding work. On behalf of the entire City Council, MAYOR GOODMAN congratulated OFFICER ELSWOOD for being nominated employee of the month.

CHIEF SHELDON said he was thrilled to see OFFICER ELSWOOD being recognized. She works hard to keep staff and the inmates calm, which makes everyone's job easier and safer. CHIEF SHELDON thanked and congratulated her.

OFFICER ELSWOOD was overwhelmed with the recognition. She thanked her department and noted that her thoughts that morning were with the young men and women fighting the war on terrorism.

(9:07 – 9:10)

**1-160**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PUBLIC AFFAIRS**

**DIRECTOR: DAVID RIGGLEMAN**

☐

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**CEREMONIAL:**

RECOGNITION OF MEMPHIS CHAMPIONSHIP BARBECUE COMPANY

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

**MOTION:**

None required.

**MINUTES:**

COUNCILMAN MACK stated that each year Memphis Championship Barbecue provides services, food and time to community, youth, and non-profit organizations in the Las Vegas Valley. When Memphis Barbecue opened its third location at Santa Fe Station last year, they stepped forward again to help with many of the community events, such as the Centennial Hills celebration and a senior event at their restaurant with over 100 attendees.

COUNCILMAN MACK called up MIKE and CARLOS SILVA, owners of Memphis Championship Barbecue. COUNCILMAN MACK thanked them from the bottom of his heart for all their assistance no matter the occasion.

MIKE SILVA was grateful for the opportunity to do business in the City of Las Vegas and to help the community.

(9:10 – 9:12)

**1-256**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PUBLIC AFFAIRS**

**DIRECTOR: DAVID RIGGLEMAN**

☐

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**CEREMONIAL:**

RECOGNITION OF HIGH SCHOOL BASKETBALL STATE CHAMPIONS

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

**MOTION:**

None required.

**MINUTES:**

The following Councilmembers recognized the basketball teams of the following high schools: COUNCILMAN REESE – Mountain View Christian School; COUNCILWOMAN L.B. McDONALD – Faith Lutheran; COUNCILMAN MACK – Centennial; and WEEKLY – Cheyenne. Several high school basketball teams recently competed at the state level, and the City proudly invited some of the winning teams to the meeting to receive recognition.

COUNCILMAN REESE called up COACH RAYMOND LeBOEUF and ASSISTANT COACH TOM VAN KEMPEN of Mountain View, Home of the Saints, and explained that the basketball team members participated in NIAA/US Bank Class 1-A High School Athletics. He presented COACH LeBOEUF with a City Trophy and each of the following team members with a certificate as they were called up: GREG ANDERSON, JOEY TIRABASSI, CHRIS KIRK, MATT MATHIS, MANNY MATHIS, SHEDRICK McCLENTON, MITCHELL BONNER, SeVONN WHEELER, NICK CONNORS, ALAN IZAWA, THOMAS VAN KEMPEN, MIYKAEL MATHIS, RYAN MONETTE, SCOTT SWINGLE, and KEN HUNTINGTON.

With great pleasure, COUNCILWOMAN McDONALD recognized the Crusaders, 2-A Division State Champions, from Faith Lutheran. This is the very first time in the history of the school that they have won a state championship. They beat Meadows School. She called up COACH BRET WALTER, ASSISTANT COACH TOM POWERS, ASSISTANT COACH MARK CHENEY, and STUDENT MANAGER KARA WATTOO and presented them with a City Trophy.

# *City of Las Vegas*

CITY COUNCIL MEETING OF MARCH 19, 2003

Ceremonial

Recognition of High School Basketball State Champions

## **MINUTES – Continued:**

COUNCILWOMAN McDONALD then called up the following team members and presented each of them with a certificate: JASON CASE, ANDREW COLLINS, SEAN WHALES, JOSH PAYNE, MATT ANDERSON, TRAVIS TULS, WESLEY NORMAN, ERIK WOOD, DANIEL SMITH, MARCUS ODOR, DREW PETERSON, and BRET PERRY.

COACH WALTER said that the team's victory is a testament to their hard work throughout the year. He thanked the Council for honoring the team.

COUNCILMAN MACK said that he was happy to be celebrating the Centennial Bulldogs, who won the State Class 4-A State Basketball Championship. Before their win, Southern Nevada had gone 21 years without a girl's large school title. Centennial is only a four-year school and head coach KAREN WEITZ started the program from scratch. During those four seasons, Centennial has run up a record of 124-7. The Bulldogs repeated this year as Class 4-A girls state basketball champions with a 59-44 victory over Bishop Gorman in Reno. This is the first time a team from Southern Nevada has claimed back-to-back state titles in girl's basketball. Centennial completed a remarkable run of 32-2 in which it won 66 of 68 games over the past two seasons. Every player will return next year, except RACHEL SCHEIN, who is an Arizona College recruit.

COUNCILMAN MACK called up the coaching staff: GREGORY WOLFRAM – Athletic Administrator; RICK KAZEE – Athletic Director; KAREN WEITZ –Coach; CASSANDRA ADAMS – Assistant Coach; NATALIE HOUTS – Assistant Coach; KRISTEN WOERDEMAN – Manager; and GARY VALESQUEZ – Principal of Centennial High School. He then called up the following team members and presented them each with a certificate: WHITLEY COX, SIERRA CHAMBERS, CALISTA TSINNIJINNIE, JORDYN BOEWN, KRISTINA KLINE ASHLEY BLAKE, NATALIE MITCHELL, WHITNEY PRICE, KARISSA FERNANDEZ, and RACHEL SCHEIN.

COACH WEITZ appreciated the opportunity to be recognized at the Council meeting. She congratulated the other teams on their victory, and stated that she is very proud to represent Las Vegas. The team is going to try its hardest to retain the championship.

COUNCILMAN WEEKLY welcomed the Desert Shields from Cheyenne High School, who took the championship in the boys' 4-A division. He introduced DR. RODNEY MATTHEWS, Principal; who thanked the Council for recognizing Cheyenne High School. The school is very proud of the team, and he is very pleased with this team.

COUNCILMAN WEEKLY then called up the following coaches: LARRY JOHNSON – Coach; JOHN TERAN and TERAL FAIR – Assistant Coaches; and MAURICE DUNN and VINCE YOUNG, Student Managers. COUNCILMAN WEEKLY presented COACH JOHNSON with a City Trophy, as a token of the City's pride in the team.

# *City of Las Vegas*

CITY COUNCIL MEETING OF MARCH 19, 2003

Ceremonial

Recognition of High School Basketball State Champions

**MINUTES: - Continued:**

COUNCILMAN WEEKLY then recognized the following team members and gave each of those who were present a small trophy: LORRENZO WADE, ERIC ASHLEY, GREGORY BARLOW, WESLEY ARCHER, JAMAR RANKIN, KENNY CROCKETT, ELGIN WILLIAMS II, CHAD FERGUSON, KEVIN WOODRUFF (not present), EDDIE COULSON, JAMES CHRIS FULLER, VINCE YOUNG, MICHAEL DUNN, MAURICE ANDREWS, and CHRIS DAVIS.

COACH JOHNSON gave credit to the team members, noting that their dedication and determination made his job much easier. He opined that this is one of the best basketball teams he has ever been associated with.

(9:12 – 9:36)

**1-324**

## CITY COUNCIL MEETING OF: MARCH 19, 2003

**DEPARTMENT: PUBLIC AFFAIRS**

**DIRECTOR: DAVID RIGGLEMAN**

☐

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**CEREMONIAL:**

RECOGNITION OF THE NEVADA SYNCHRONIZED SWIMMING CLUB TEAM

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

**MOTION:**

None required.

**MINUTES:**

DR. BARBARA JACKSON joined COUNCILMAN WEEKLY to assist him with this presentation. COUNCILMAN WEEKLY said that these young ladies really utilize a swimming pool facility in Ward 5. He welcomed the Nevada Desert Mermaids.

DR. JACKSON indicated that the Nevada Desert Mermaids is a synchronized swim club, the only one in Southern Nevada that was established in 1999. The group is made up of approximately ten swimmers, ages 13 to 17. The City is especially fond of them because they began swimming with Leisure Services. They recently competed against older, more experienced teams in the West Zone Junior Championship in San Diego, California. Because of their outstanding performance, they have qualified to attend the Junior National Swimming Competition in Fort Collins, Colorado, in April 2003.

DR. JACKSON noted that this is the time of year to get children involved in swimming. Leisure Services is very active in aquatics and drowning prevention. She thanked the parents of the Desert Mermaids for their commitment to their children. It takes a lot of time and effort to get them to the pools early in order to practice.

SCOTT IRVIN, Aquatics staff member, came up to assist DR. JACKSON in presenting the coaching staff: KATIE TIPTON - Head Coach and MICKEY SPROTT and MIRAND LaBLANC – coaches. DR. JACKSON then called up the following team members: LAUREN TASSIELLO, KATIE MUNOZ, KARLI FARRIS, KATRINA BRANDHAGEN, PAMELA ARRIAGA, MADISON MARTINET, HEATHER CAMPBELL, DIANA CARE, LEAH MARLEY, and ALEXA RHOADS.

# *City of Las Vegas*

CITY COUNCIL MEETING OF MARCH 19, 2003

Ceremonial

Recognition of Nevada Synchronized Swimming Club Team

## **MINUTES – Continued:**

COACH TIPTON thanked the City for recognizing the team. They and their parents have worked very hard. She also thanked MARY KILLION, Aquatics Field Supervisor, and her staff for all their assistance at the pool. COACH TIPTON presented COUNCILMAN WEEKLY with a plaque with a picture of the team.

Also, COUNCILMAN WEEKLY recognized the Advanced Technologies Academy who was rated above average in academics and the Andre Agassi College Preparatory Academy. Representatives of both academies were in the audience and stood in recognition at the request of the Mayor.

(9:36 – 9:41)

**1-1134**

MAYOR GOODMAN recognized two men that were called to military duty. One of them is Airman First Class JONATHON LATELL, who served on the original YNAPP board. He just came back from Kuwait. MR. LATELL congratulated all the young athletes on their hard work, and noted that he graduated from Desert Pines High School in 2001. He encouraged the youth to stay involved in school activities, set goals, and always keep busy to stay on a positive note.

MAYOR GOODMAN then introduced NORMAN SIMPSON, Fire Engineer, Las Vegas Fire and Rescue, who served as a Sr. Master Sergeant in the Unit 205<sup>th</sup> Rescue Squadron and was one of the first City employees to be sent overseas. The Mayor expressed pride in his colleagues for supporting a resolution to ensure that all City employees called to military duty would receive full pay.

MR. SIMPSON read his comments, stating that 9-11 changed the way Americans live, work, and play and marked the beginning of this nation's war on terror. After being called to active military duty, it was very difficult to think about leaving his family, especially given the financial aspect. However, he and his friend, DALE KARNES, approached the Mayor with their financial concerns. Thankfully, they were assured their families would be taken care of. He thanked the Council for alleviating the concerns of how their families would make ends meet. He presented each of the Council members with a US Air Force Pararescue Team Coin that was flown over the skies of Kuwait.

COUNCILMAN MACK said that he respects every woman and man called to military duty. He expressed empathy for the family of TIM O'NEILL, a member of the Park Advisory Board, who was called to duty right after 9-11 and was gone for a little over a year. Two weeks ago he was called back. MR. O'NEILL is a police officer that is very active in Centennial Hills. He wished him a safe return.

(9:41 – 9:50)

**1-1324**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY CLERK**

**DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**BUSINESS ITEMS:**

Any items from the morning session that the Council, staff and/or the applicant wishes to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

**MOTION:**

**REESE – Motion to bring forward and STRIKE Items 48 and 49 – UNANIMOUS**

**MINUTES:**

There was no discussion.

(9:50 - 9:51)

**1-1682**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY CLERK**

**DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**BUSINESS ITEMS:**

Approval of the Final Minutes by reference of the Regular City Council Meeting of February 19, 2003

**MOTION:**

**REESE – APPROVED by Reference – UNANIMOUS**

**MINUTES:**

There was no discussion.

(9:51)  
1-1716

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT:** CITY ATTORNEY

**DIRECTOR:** BRADFORD R. JERBIC

☒

CONSENT

☐

DISCUSSION

**SUBJECT:**

Approval of settlement in Felix and Rosa Carcamo v. City of Las Vegas, Eighth Judicial District Court Case No. A456185 (\$40,500 - Tort Self-Insurance Fund)

**Fiscal Impact**

☐

No Impact

**Amount:** \$40,500

☒

Budget Funds Available

**Dept./Division:** Risk Management

☐

Augmentation Required

**Funding Source:** Tort Self-Insurance Fund

**PURPOSE/BACKGROUND:**

On January 22, 2002, Felix and Rosa Carcamo, driver and passenger in a motor vehicle, were involved in a collision with a City street sweeper. They filed suit September 12, 2002, alleging that the collision was the fault of the City employee operating the street sweeper because he failed to yield at a stop sign and made an unsafe U-turn in the middle of an intersection. They also allege that they experienced physical injuries, which required medical treatment, and lost work because of the accident. Recently, Felix Carcamo agreed to settle his claim for \$18,000, and Rosa Carcamo agreed to settle her claim for \$22,500.

**RECOMMENDATION:**

It is recommended that the City settle this matter for the total of \$40,500.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43:** **APPROVED** under separate actions (see individual items)

**Item 37:** **ABEYANCE** to 4/2/2003 under separate action  
(see individual item)

NOTE: COUNCILMAN MACK disclosed that the location in Item 10 is near Amacore, a client of MK<sup>2</sup> Advertising and Public Relations, with whom he is affiliated, and the location in Item 12 is close to Becker Gaming, another client of MK<sup>2</sup> Advertising and Public Relations, as well as to a SuperPawn shop owned by his brother, STEVEN MACK. Since neither his brother nor MK<sup>2</sup> Advertising and Public Relations have mentioned these requests, he did not feel the aforementioned items would have any impact on his brother or his client's businesses.

CITY COUNCIL MEETING OF MARCH 19, 2003

Consent – City Attorney

Item 3 – Approval of settlement in Felix and Rosa Carcamo v. City of Las Vegas Eighth Judicial District Court Case No. A456185

**MINUTES:**

COUNCILMAN MACK reported as the Chair of the Real Estate Committee that the Committee met and reviewed all of the Real Estate items on the Consent Agenda and the Committee joins with the recommendation of staff that each item be approved by the City Council.

The following items were requested by the following people to be pulled from the Consent Agenda for discussion: COUNCILWOMAN McDONALD – Items 37 and 43; COUNCILMAN McDONALD - Item 5; COUNCILMAN WEEKLY - Item 11; and BILLIE SMITH, Las Vegas resident - Item 10.

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$54,021,623.33

☒

**Budget Funds Available**

**Dept./Division:** Accounting Operations

☐

**Augmentation Required**

**Funding Source:** All Funds

**PURPOSE/BACKGROUND:**

In compliance with the City's Municipal Code, Chapter 4.12, this is an informational item that provides the dollar amount of disbursements processed by the Finance and Business Services Department.

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

Summary of cash expenditures for the period 02/16/03 - 02/28/03

Total Services and Materials Checks	\$ 10,430,121.77
Total Payroll Checks	\$ 4,760,270.04
Total Wire Transfers	\$ 38,831,231.52

**MOTION:**

**REESE – APPROVED Items 3, 4, 6-9, 12-36, and 38-42 – UNANIMOUS with MACK abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED under separate actions (see individual items)**

**Item 37: ABEYANCE to 4/2/2003 under separate action  
(see individual item)**

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval to transfer funding from Pioneer Park to a Charleston Heights Neighborhood Preservation Park II capital project (\$100,000 - Parks and Leisure Activities Capital Projects Fund) - Ward 1 (M. McDonald)

**Fiscal Impact**☐**No Impact****Amount:** \$100,000☒**Budget Funds Available****Dept./Division:** Finance & Business Services☐**Augmentation Required****Funding Source:** Parks & Leisure Activities CPF**PURPOSE/BACKGROUND:**

Partial funding in the amount of \$100,000 for the Charleston Heights Neighborhood Preservation Park II project is being requested to cover the cost of water application and hook-up fees. Pioneer Park has been completed with uncosted and uncommitted project funds of approximately \$420,000 available for reallocation.

Additional funding for the Charleston Heights Neighborhood Preservation Park II land purchase and construction is being requested within the FY 2004 capital improvement plan.

**RECOMMENDATION:**

Staff recommends a transfer of funds from the Pioneer Park project to Charleston Heights Neighborhood Preservation Park II in the amount of \$100,000 to cover the cost of water application and hookup fees.

**BACKUP DOCUMENTATION:**

Parks In Progress listing

**MOTION:**

**M. McDONALD – APPROVED as recommended – UNANIMOUS**

**MINUTES:**

COUNCILMAN McDONALD noted that he wanted this matter discussed so that he could mention that money was transferred from a park improvement project in Ward 2 into another fund in order to build this park in Ward 1, which was promised in 2000. He thanked the entire Council for its support.

There was no further discussion.

(9:54 – 9:55)

**1-1867**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a new Family Child Care Home License, Carol Elslager, dba Creative Recreation Enterprises, 7819 Autumn Gate, Carol Elslager, 100% - Ward 6 (Mack)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of a new Family Child Care Home License

**RECOMMENDATION:**

Recommend approval

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43:**

**APPROVED** under separate actions (see individual items)

**Item 37:**

**ABEYANCE** to 4/2/2003 under separate action  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a new Family Child Care Home License, Mary Reber, dba Mary's Little Lambs, 5701 Heron Ave., Mary Reber, 100% - Ward 1 (M. McDonald)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of a new Family Child Care Home License

**RECOMMENDATION:**

Recommend approval

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43:**

**APPROVED** under separate actions (see individual items)

**Item 37:**

**ABEYANCE** to 4/2/2003 under separate action  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
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**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a new Family Child Care Home License, Melody Vineyard, 7928 High Stream Ave., Melody Vineyard, 100% - Ward 6 (Mack)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of a new Family Child Care Home License

**RECOMMENDATION:**

Recommend approval

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

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(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
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**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of Change of Licensee/License Holder for a Child Care Center/Nursery/Preschool License, Fellowship Christian Daycare, 6210 West Cheyenne Ave., From: James Green, Pres of Bd, To: John Staples, Pres of Bd - Ward 5 (Weekly)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of Change of Licensee/License Holder for a Child Care Center/Nursery/Preschool License

**RECOMMENDATION:**

Recommend approval

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED under separate actions** (see individual items)

**Item 37: ABEYANCE to 4/2/2003 under separate action**  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of a Special Event Liquor License for Gateway Arts Association, Location: Arts Factory Parking Lot, 107 East Charleston Blvd., Date: March 29, 2003, Type: Special Event General, Event: Outdoor Music and Arts Festival, Responsible Person in Charge: Catherine Dixon - Ward 1 (M. McDonald)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Approval of a Special Event Liquor License

**RECOMMENDATION:**

Recommend approval

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED as recommended – UNANIMOUS**

NOTE: COUNCILMAN MACK disclosed that the location in Item 10 is near Amacorp, a client of MK<sup>2</sup> Advertising and Public Relations, with whom he is affiliated, and the location in Item 12 is close to Becker Gaming, another client of MK<sup>2</sup> Advertising and Public Relations, as well as to a SuperPawn shop owned by his brother, STEVEN MACK. Since neither his brother nor MK<sup>2</sup> Advertising and Public Relations have mentioned these requests, he did not feel that the aforementioned items would have any impact on his brother or his client's businesses.

**MINUTES:**

BILLIE SMITH, Las Vegas resident, urged the Council to require special event promoters to offer independent designated driving service on-site in order to protect all the citizens of Las Vegas from irresponsible event attendees and promoters whose only concern is their bottomline.

A staff recommendation for approval is viewed by some as over regulation by government, but that was the same argument used when security and emergency medical personnel were required. That same view was expressed when TAM requirements were imposed. Doing nothing to prevent accidents is not what past councils have done.

CITY COUNCIL MEETING OF MARCH 19, 2003

Consent – Finance and Business Services

Item 10 – Approval of a Special Event Liquor License for Gateway Arts Association, Location: Arts Factory Parking Lot, 107 East Charleston Blvd., Date: March 29, 2003, Type: Special Event General, Event: Outdoor Music and Arts Festival, Responsible Person in Charge: Catherine Dixon

**MINUTES – Continued:**

He mentioned letters, which were not submitted, from UMC Trauma Center and the Clark County District Attorney's office stating that implementing a designated driving service to be on-site at special events will reduce the number of impaired drivers leaving those events.

MR. SMITH indicated that making a recommendation to provide a driver service is not enough; it should be required. At the last Council meeting The Sons of Erin were afforded the opportunity to have a designated drivers service, but they declined. COUNCILMAN McDONALD said then that he was satisfied that The Sons of Erin would be providing literature, taxi service, and bus tokens. But when he toured The Sons of Erin event, there was no service available. Most of the promoters are doing business under the guise of non-profits and not paying any taxes on the proceeds of the alcohol sales. Therefore, the profits at most events are enormous, but at the cost of human life.

LANCE KRIG, Las Vegas resident, appeared in support of MR. SMITH's comments. COUNCILMAN BROWN interjected and said that this is the second Council meeting where discussion has come up on a Consent Agenda item, and he did not feel it appropriate to be critical of a non-profit group unless given equal opportunity to speak.

NOTE: MAYOR GOODMAN directed the City Attorney to form an opinion on whether or not the City can participate with a private entity on providing a designated driving service and to require non-profits to use that service.

There was no further discussion.

(9:55 – 10:02)

**1-1912**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a Special Event Liquor License for Hispanic Broadcasting Corporation, Location: Lorenzi Park, 3333 West Washington Ave., Date: May 4, 2003, Type: Special Event General, Event: Cinco de Mayo, Responsible Person in Charge: Zulema Bash - Ward 5 (Weekly)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of a Special Event Liquor License

**RECOMMENDATION:**

Recommend approval

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**WEEKLY – APPROVED as recommended – UNANIMOUS**

**MINUTES:**

COUNCILMAN WEEKLY asked DR. BARBARA JACKSON, Director, Leisure Services, if measures had been put in place to ensure appropriate cleanup, especially because of the abutting neighborhoods. Last year's Cinco de Mayo festival was fantastic, but he wants to make sure that the organizers of this year's event are aware of the requirements. DR. JACKSON assured COUNCILMAN WEEKLY that her staff informed her that the promoters signed a contractual agreement and paid for the services of the Las Vegas Metropolitan Police Department.

There was no further discussion.

(10:02 – 10:03)

**1-2181**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of Change of Location for a Hypnotist License, Thomas H. Woods, dba Thomas H. Woods, From: 6848 West Charleston Blvd., To: 4750 West Sahara Ave., Suite 34, Thomas H. Woods, 100% - Ward 1 (M. McDonald)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of Change of Location for a Hypnotist License

**RECOMMENDATION:**

Recommend approval

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED under separate actions** (see individual items)

**Item 37: ABEYANCE to 4/2/2003 under separate action**  
(see individual item)

NOTE: COUNCILMAN MACK disclosed that the location in Item 10 is near Amacorp, a client of MK<sup>2</sup> Advertising and Public Relations, with whom he is affiliated, and the location in Item 12 is close to Becker Gaming, another client of MK<sup>2</sup> Advertising and Public Relations, as well as to a SuperPawn shop owned by his brother, STEVEN MACK. Since neither his brother nor MK<sup>2</sup> Advertising and Public Relations have mentioned these requests, he did not feel that the aforementioned items would have any impact on his brother or his client's businesses.

**MINUTES:**

There was no further discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a new Massage Establishment License, Chiropractic Healing Center, LLC, dba Chiropractic Healing Center, 2801 North Tenaya Way, Suite B, Cheree M. Sandness, Mgr, 100% - Ward 4 (Brown)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of a new Massage Establishment License

**RECOMMENDATION:**

Recommend approval

**BACKUP DOCUMENTATION:**

Map

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED** under separate actions (see individual items)

**Item 37: ABEYANCE to 4/2/2003** under separate action  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of award of Bid Number 030205-KF, Annual Requirements Contract for Fire Fighting Tools & Equipment - Department of Fire & Rescue - Award recommended to: L. N. CURTIS & SONS, EQUIPMENT MANAGEMENT CO., and FIRST IN, INC. (Estimated annual aggregate amount of \$600,000 - General Fund)

**Fiscal Impact**☐**No Impact****Amount:** \$600,000☒**Budget Funds Available****Dept./Division:** Fire & Rescue☐**Augmentation Required****Funding Source:** General Fund**PURPOSE/BACKGROUND:**

This is an annual requirements contract for fire fighting tools and equipment for Fire & Rescue. Lots I, II, III, IV, V, VII, VIII, IX, and XI are to be awarded to L.N. Curtis & Sons; Lots VI, XII, XIII, and XIV are to be awarded to Equipment Management Co.; and Lots X and XV are to be awarded to First In, Inc.

POC: Paul Curtis, L.N. Curtis & Sons - (800) 443-3556

POC: Ed Orolin, Equipment Management Co. - (815) 467-8762

POC: Kimberly Cotter, First In, Inc. - (800) 352-4266

**RECOMMENDATION:**

That City Council approve the award of Bid Number 030205-KF, ARC for Fire Fighting Tools & Equipment to L.N. Curtis & Sons, Equipment Management Co., & First In, Inc. from date of award through 02/29/04, with four (4) one-yr. options to renew in the estimated annual aggregate amount of \$600,000.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED Items 3, 4, 6-9, 12-36, and 38-42 – UNANIMOUS with MACK abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, STEVEN MACK**

**Items 5, 10, 11, & 43:**

**APPROVED under separate actions (see individual items)**

**Item 37:**

**ABEYANCE to 4/2/2003 under separate action  
(see individual item)**

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of use of State of Nevada Vehicle Fleet Price Agreement Number 6542 (DAR) for various 2002-2003 model year vehicles - Department of Fire & Rescue - Award recommended to: CHAMPION CHEVROLET (\$122,956 - Internal Service Fund)

**Fiscal Impact**☐**No Impact****Amount:** \$122,956☒**Budget Funds Available****Dept./Division:** Fire & Rescue☐**Augmentation Required****Funding Source:** Internal Service Fund**PURPOSE/BACKGROUND:**

This request will provide for the purchase of four two-wheel drive sport utility vehicles and one four-wheel drive sport utility vehicle.

This purchase is exempt from the competitive bidding process pursuant to NRS 332.195, which allows local governments to join onto or use the contracts of other local governments.

POC: Ziggy Terelak - (775) 786-3111 x275

**RECOMMENDATION:**

That the City Council approve the utilization of the State of Nevada Vehicle Fleet Price Agreement Number 6542 for various 2002-2003 model year vehicles to Champion Chevrolet in the amount of \$122,956. Authority to execute Agreement on behalf of the City is given to the P&C Manager per R-145-2001.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED Items 3, 4, 6-9, 12-36, and 38-42 – UNANIMOUS with MACK abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED under separate actions (see individual items)**

**Item 37: ABEYANCE to 4/2/2003 under separate action  
(see individual item)**

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of issuance of purchase order for personal computers with CADVoice Software installed (TB) - Department of Fire & Rescue - Award recommended to: LOCUTION SYSTEMS (\$83,950 - Internal Service Fund)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$83,950

☒

**Budget Funds Available**

**Dept./Division:** Fire & Rescue

☐

**Augmentation Required**

**Funding Source:** Internal Service Fund

**PURPOSE/BACKGROUND:**

This requirement will provide for the purchase of 17 personal computers with CADVoice software installed for use by Fire & Rescue in the stations' alerting system.

This purchase is exempt from competitive bidding requirements pursuant to NRS 332.115.1(g), Hardware and associated peripheral equipment and devices for computers and NRS 332.115.1(h), Software for computers.

POC: Glen Neal - (303) 932-0014

**RECOMMENDATION:**

That the City Council approve the issuance of a purchase order to Locution Systems, Inc. for the purchase of 17 computers with CADVoice software installed to be used as part of the alerting system in fire stations in the amount of \$83,950.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED** under separate actions (see individual items)

**Item 37: ABEYANCE** to 4/2/2003 under separate action  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of award of Bid Number 030221-DAR, Annual Requirements Contract for Heavy Duty Brake Parts - Department of Fire & Rescue - Award recommended to: PDSI, DBA, C.W. CARTER CO. (Estimated annual usage amount of \$35,000 - General Fund)

**Fiscal Impact**

☐

**No Impact**

**Amount: \$35,000**

☒

**Budget Funds Available**

**Dept./Division: Fire & Rescue**

☐

**Augmentation Required**

**Funding Source: General Fund**

**PURPOSE/BACKGROUND:**

This request will provide an annual requirements contract for the purchase of heavy-duty brake parts needed in the repair of Fire & Rescue vehicles.

POC: Carl Pymm - (702) 643-7278

**RECOMMENDATION:**

That the City Council approve the award of Bid Number 030221-DAR, Annual Requirements Contract for Heavy Duty Brake Parts to PDSI, dba, C.W. Carter Co. for the period from date of award through June 30, 2004, with (4) four one-year renewal options in the estimated annual usage amount of \$35,000.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED Items 3, 4, 6-9, 12-36, and 38-42 – UNANIMOUS with MACK abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED under separate actions (see individual items)**

**Item 37: ABEYANCE to 4/2/2003 under separate action  
(see individual item)**

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of award of Bid Number 030222-LED, Wrought Iron Fence Installation, Ethel Pearson Park and approve the construction conflicts & contingency reserve set by Finance & Business Services - Department of Leisure Services - Award recommended to: DLC GENERAL CONTRACTING, INC. (\$44,544 - Capital Projects Fund) Ward 5 (Weekly)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$44,544

☒

**Budget Funds Available**

**Dept./Division:** Leisure Services

☐

**Augmentation Required**

**Funding Source:** Capital Projects Fund

**PURPOSE/BACKGROUND:**

Contractor to furnish and install a wrought iron fence, which will replace the existing fence at Ethel Pearson Park located at 451 W. Washington Avenue.

POC: Dan Cates - (702) 436-6808

**RECOMMENDATION:**

That City Council approve the award of Bid No. 030222-LED, Wrought Iron Fence Installation, Ethel Pearson Park to DLC General Contracting, Inc. in the amt. of \$44,544 and approve a construction & contingency reserve of \$4,454. Authority to execute Contract is given to the P&C Mgr. per R-145-2001.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED under separate actions** (see individual items)

**Item 37: ABEYANCE to 4/2/2003 under separate action**  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of use of State of Nevada Police Vehicle Fleet Price Agreement Number 6543 (DAR) for Police Vehicles - Department of Field Operations - Award recommended to: CHAMPION CHEVROLET (\$25,808 - Internal Service Fund)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$25,808

☒

**Budget Funds Available**

**Dept./Division:** Field Operations/Fleet Mgmt.

☐

**Augmentation Required**

**Funding Source:** Internal Service Fund

**PURPOSE/BACKGROUND:**

This request will provide for the purchase of one police package two-wheel drive sport utility vehicle.

This purchase is exempt from the competitive bidding process pursuant to NRS 332.195, which allows local governments to join onto or use the contracts of other local governments.

POC: Ziggy Terelak - (775) 786-3111 x275

**RECOMMENDATION:**

That City Council approve the utilization of State of NV Police Vehicle Fleet Price Agrmt. No. 6543 for one police package two-wheel drive sport utility vehicle to Champion Chevrolet in the amt. of \$25,808. Authority to execute Agrmt. on behalf of the City is given to the P&C Mgr. per R-145-2001.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED Items 3, 4, 6-9, 12-36, and 38-42 – UNANIMOUS with MACK abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED under separate actions (see individual items)**

**Item 37: ABEYANCE to 4/2/2003 under separate action  
(see individual item)**

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: HUMAN RESOURCES**

**DIRECTOR: F. CLAUDETTE ENUS**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval to create one regular full time Clean Water Coalition Program Administrator position to be funded by Clean Water Coalition (\$64,000 - Sanitation Enterprise Fund)

**Fiscal Impact**

☐

**No Impact**

**Amount: \$64,000**

☐

**Budget Funds Available**

**Dept./Division: Public Works/Administration**

☒

**Augmentation Required**

**Funding Source: Sanitation Enterprise Fund**

**PURPOSE/BACKGROUND:**

This position will establish, implement and manage the Clean Water Coalition (CWC), as required by the CWC's governing interagency operation agreement. Position will oversee & administer the activities of the CWC staff and will be jointly funded by the Clark County Water Reclamation District - 46%; City of Henderson - 14%; and City of Las Vegas - 40% (\$64,000).

**RECOMMENDATION:**

Approve to create the position of Clean Water Coalition Program Administrator.

**BACKUP DOCUMENTATION:**

1. Human Resources Employee/Position Request (EPR) #0209PW
2. Interlocal Agreement

**MOTION:**

**REESE – APPROVED Items 3, 4, 6-9, 12-36, and 38-42 – UNANIMOUS with MACK abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED under separate actions (see individual items)**  
**Item 37: ABEYANCE to 4/2/2003 under separate action**  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: HUMAN RESOURCES****DIRECTOR: F. CLAUDETTE ENUS**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of creating one regular full time Intake Technician position to be funded fully by U.S. Department of Labor to assist in the implementation of the DOL Earmark Program known as the Educational and Vocational Opportunities Leading to Valuable Experience (EVOLVE) Program (\$51,000 - Department of Labor Earmark Grant) - All Wards

**Fiscal Impact**☐**No Impact****Amount:** \$51,000☒**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Admin.☐**Augmentation Required****Funding Source:** Dept of Labor Earmark Grant**PURPOSE/BACKGROUND:**

The Intake Technician position is requested to assist the implementation of the Department of Labor Earmark Program that will assist in the education and employment of ex-offenders. The Intake Technician will be integral to the implementation of the DOL Earmark Program by determining the program eligibility of potential participants through documentation and interviews of applicants. This is a grant funded position and is contingent on continued funding.

**RECOMMENDATION:**

The City Manager recommends that the City Council approve creation of the Intake Technician position to assist the implementation of the DOL Earmark Program.

**BACKUP DOCUMENTATION:**

City of Las Vegas Human Resources Intake Technician Employee/Position Request (EPR)  
0192NS

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43:****APPROVED** under separate actions (see individual items)**Item 37:****ABEYANCE** to 4/2/2003 under separate action

(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: HUMAN RESOURCES****DIRECTOR: F. CLAUDETTE ENUS**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of creating three regular full time Case Worker positions to be funded fully by U.S. Department of Labor to assist in the implementation of the DOL Earmark Program known as the Educational and Vocational Opportunities Leading to Valuable Experience (EVOLVE) Program (\$194,400 - Department of Labor Earmark Grant) - All Wards

**Fiscal Impact**☐**No Impact****Amount:** \$194,400☒**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Admin.☐**Augmentation Required****Funding Source:** Dept of Labor Earmark Grant**PURPOSE/BACKGROUND:**

The Case Worker positions are requested to assist the implementation of the Department of Labor Earmark Program that will assist in the education and employment of ex-offenders. The Case Workers will be integral to the implementation of the DOL Earmark Program by working directly with non-violent ex-offenders to provide them with both educational and job opportunities. This is a grant funded position and is contingent on continued funding.

**RECOMMENDATION:**

The City Manager recommends that the City Council approve creation of the Case Worker positions to assist the implementation of the DOL Earmark Program.

**BACKUP DOCUMENTATION:**

City of Las Vegas Human Resources Case Worker Employee/Position Requests (EPRs) 0193NS, 0198NS, 0197NS

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43:****APPROVED** under separate actions (see individual items)**Item 37:****ABEYANCE** to 4/2/2003 under separate action  
(see individual item)**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: HUMAN RESOURCES****DIRECTOR: F. CLAUDETTE ENUS**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of creating one regular full time Neighborhood Services Program Coordinator position to be funded fully by U.S. Department of Labor to assist in the implementation of the DOL Earmark Program known as the Educational and Vocational Opportunities Leading to Valuable Experience (EVOLVE) Program (\$78,800 - Department of Labor Earmark Grant) - All Wards

**Fiscal Impact**☐**No Impact****Amount:** \$78,800☒**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Admin.☐**Augmentation Required****Funding Source:** Dept of Labor Earmark Grant**PURPOSE/BACKGROUND:**

The Neighborhood Services Program Coordinator position is requested to assist the implementation of the Department of Labor Earmark Program that will assist in the education and employment of ex-offenders. This grant-funded program known as Educational and Vocational Opportunities Leading to Valuable Experience (EVOLVE) will require measurable outcomes as determined by the Department of Labor. The Program Coordinator will oversee the implementation of two pilot programs and ensure their success. This is a grant funded position and is contingent on continued funding.

**RECOMMENDATION:**

The City Manager recommends that the City Council approve creation of the Neighborhood Services Program Coordinator position to assist the implementation of the DOL Earmark Program.

**BACKUP DOCUMENTATION:**

City of Las Vegas Human Resources Neighborhood Services Program Coordinator Employee/Position Request (EPR) 0196NS

**MOTION:**

**REESE – APPROVED Items 3, 4, 6-9, 12-36, and 38-42 – UNANIMOUS with MACK abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED under separate actions (see individual items)**

**Item 37: ABEYANCE to 4/2/2003 under separate action  
(see individual item)**

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: LEISURE SERVICES**

**DIRECTOR: BARBARA P. JACKSON, DPA** ☒ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

Approval of donation of four computer systems to the Durango Hills YMCA (Local Access Places Lab) - Ward 4 (Brown)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Leisure Services/Recreation

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

To establish a Local Access Places Lab at Durango Hills YMCA

**RECOMMENDATION:**

It is recommended that City Council approve the donation

**BACKUP DOCUMENTATION:**

Agenda Memo

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED under separate actions** (see individual items)

**Item 37: ABEYANCE to 4/2/2003 under separate action**  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: SHARON SEGERBLOM**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of expending \$36,557 of Home Investment Partnership (HOME) funds for housing rehabilitation activities at 917 Balzar Avenue - Ward 5 (Weekly)

**Fiscal Impact**☐**No Impact****Amount: \$36,557**☒**Budget Funds Available****Dept./Division: Neigh. Svcs./Neigh. Devel.**☐**Augmentation Required****Funding Source: HOME****PURPOSE/BACKGROUND:**

Ms. Tolliver is an elderly, single woman who cares for her four children. The combined annual income of \$25,548 for a five-member household qualifies her for a HOME funded Housing Rehab Deferred Loan. Her home is in need of a new mechanical system, plumbing and electrical repairs, flooring, windows, stucco, insulation, wall repair, cabinetry and paint. The total job cost includes payment to the lowest responsive bidding contractor, real estate appraisal, title and credit reports, recording fee, work contract contingency, and insurance.

**RECOMMENDATION:**

The City Manager recommends that the City Council approve the loan and authorize the Mayor to execute the Deferred Loan Agreements upon approval by the City Attorney.

**BACKUP DOCUMENTATION:**

Deferred Loan Agreement

**MOTION:**

**REESE – APPROVED Items 3, 4, 6-9, 12-36, and 38-42 – UNANIMOUS with MACK abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED under separate actions (see individual items)**

**Item 37: ABEYANCE to 4/2/2003 under separate action  
(see individual item)**

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of an Engineering Design Service Agreement for PM10/CMAQ Shoulder Stabilization between the City of Las Vegas and CH2MHill for environmental services (\$64,294.80 - Regional Transportation Commission of Southern Nevada) - All Wards

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$64,294.80

☒

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:** RTC

**PURPOSE/BACKGROUND:**

Consultant will be responsible for providing the environmental services required for the PM10/CMAQ Shoulder Stabilization project. Briefly the subject areas to be addressed are: project description, purpose and need, alternatives considered, the effected environment and impacts, and comments and coordination. Total cost for this service shall not exceed \$64,294.80.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Engineering Design Services Agreement

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED under separate actions** (see individual items)

**Item 37: ABEYANCE to 4/2/2003 under separate action**  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a Sixth Supplemental Cooperative Agreement - Bond Project #51f between the City of Las Vegas, Clark County and the Regional Transportation Commission of Southern Nevada to change the scope of the 2<sup>nd</sup> Year Traffic Capacity and Safety Improvements - Wards 1 and 4 (M. McDonald and Brown)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The scope of the 2<sup>nd</sup> Year Traffic Capacity Project will be changed to add two school flashers at Vegas Drive - Saylor Way and Gowan Road - Campbell Road.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Sixth Supplemental Cooperative Agreement - Bond Project #51f

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED under separate actions** (see individual items)

**Item 37: ABEYANCE to 4/2/2003 under separate action**  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a Fifth Supplemental Interlocal Contract - Bond Project #51j between the City of Las Vegas, Clark County and the Regional Transportation Commission of Southern Nevada to extend the date of completion - Wards 1 and 5 (M. McDonald and Weekly)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The 5<sup>th</sup> Year Traffic Capacity project has been delayed due to construction by other entities at the Charleston Boulevard and Shadow Lane intersection. This date extension will allow time for completion of this project and to extend the length of the left turn storage lane for the eastbound left-turn movement at Charleston Boulevard/Main Street past the Commerce Street intersection.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Fifth Supplemental Interlocal Contract - Bond Project #51j

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED** under separate actions (see individual items)

**Item 37: ABEYANCE** to 4/2/2003 under separate action  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a Contract Modification with Las Vegas Paving, for additional work necessary to complete the Smoke Ranch Road Improvements Project (\$400,000 - Regional Transportation Commission) - Ward 6 (Mack)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$400,000

☒

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:** RTC

**PURPOSE/BACKGROUND:**

This contract modification is the result of the original quantities being underestimated in the original bid. This also includes the cost to relocate the new storm drain and water line that were in conflict with the existing sewer line and LVVWD vault.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Contract Modification

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED under separate actions** (see individual items)

**Item 37: ABEYANCE to 4/2/2003 under separate action**  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of a Sewer Connection and Interlocal Contract with Clark County Sanitation District - R. Lucero & Associates, Inc. on behalf of Michael & Paula Gaughan, owners (6500 Rio Vista Street, APN 125-22-802-003) - County (near Ward 6 - Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/City Engineer☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

This request is to connect a single family dwelling located south of Rome Boulevard, east of Rio Vista Street. The owners propose to connect to an existing 30" sewer line located in Rio Vista Street. The Planning Department has determined the project does conform to the City's General Plan for the area; there is sufficient capacity in the City Sanitary Sewer. The applicants have signed a "Sewer Connection Agreement". This property is within the Clark County Interlocal Annexation Exceptions area and cannot be annexed to the City.

**RECOMMENDATION:**

Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

**BACKUP DOCUMENTATION:**

Agenda memo

**MOTION:**

**REESE – APPROVED Items 3, 4, 6-9, 12-36, and 38-42 – UNANIMOUS with MACK abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED under separate actions (see individual items)**

**Item 37: ABEYANCE to 4/2/2003 under separate action  
(see individual item)**

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**RESOLUTIONS:**

**R-45-2003** - Approval of a Resolution directing the City Treasurer to prepare the Thirty-Fifth Assessment Lien Apportionment Report for Special Improvement District No. 808 Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Acquisition, construction and installation of streets, sanitary sewer, storm sewers, and water main projects. Parcel is located in Miraleste at Summerlin, Unit 1.

**RECOMMENDATION:**

It is recommended that the City Council adopt this Resolution.

**BACKUP DOCUMENTATION:**

Resolution No. R-45-2003

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED** under separate actions (see individual items)

**Item 37: ABEYANCE** to 4/2/2003 under separate action  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**RESOLUTIONS:**

**R-46-2003** - Approval of a Resolution approving the Thirty-Fifth Assessment Lien Apportionment Report for Special Improvement District No. 808 Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Acquisition, construction and installation of streets, sanitary sewer, storm sewer, and water main projects. Parcel is located in Miraleste at Summerlin, Unit 1.

**RECOMMENDATION:**

It is recommended that the City Council adopt this Resolution.

**BACKUP DOCUMENTATION:**

Resolution No. R-46-2003

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED** under separate actions (see individual items)

**Item 37: ABEYANCE** to 4/2/2003 under separate action  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**RESOLUTIONS:**

**R-47-2003** - Approval of a Resolution directing the City Treasurer to prepare the Thirty-Sixth Assessment Lien Apportionment Report for Special Improvement District No. 808 Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Acquisition, construction and installation of streets, sanitary sewer, storm sewers, and water main projects. Parcel is located in Vista Verde at Summerlin, Unit 1.

**RECOMMENDATION:**

It is recommended that the City Council adopt this Resolution.

**BACKUP DOCUMENTATION:**

Resolution No. R-47-2003

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43:**

**APPROVED** under separate actions (see individual items)

**Item 37:**

**ABEYANCE** to 4/2/2003 under separate action  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**RESOLUTIONS:**

**R-48-2003** - Approval of a Resolution approving the Thirty-Sixth Assessment Lien Apportionment Report for Special Improvement District No. 808 Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Acquisition, construction and installation of streets, sanitary sewer, storm sewer, and water main projects. Parcel is located in Vista Verde at Summerlin, Unit 1.

**RECOMMENDATION:**

It is recommended that the City Council adopt this Resolution.

**BACKUP DOCUMENTATION:**

Resolution No. R-48-2003

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED** under separate actions (see individual items)

**Item 37: ABEYANCE** to 4/2/2003 under separate action  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**RESOLUTIONS:**

**R-49-2003** - Approval of a Resolution Awarding Bid for Special Improvement District No. 1481- El Capitan Way (Centennial Parkway to US-95) (\$1,256,532.55 - Capital Projects Fund - Special Assessments) - Ward 6 (Mack)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$1,256,532.55

☐

**Budget Funds Available**

**Dept./Division:** Public Works/SID

☒

**Augmentation Required**

**Funding Source:** Capital Projects Fund - Special Assessments

**PURPOSE/BACKGROUND:**

The construction and installation of pavement, storm drain facilities, water mains, water and sewer laterals, curb and gutter, driveway approaches, and streetlights will be constructed on both sides of El Capitan Way from Centennial to Elkhorn Road and on Elkhorn Road from El Capitan Way to future Montecito Parkway.

**RECOMMENDATION:**

It is recommended that the City Council adopt this Resolution.

**BACKUP DOCUMENTATION:**

Resolution No. R-49-2003

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43: APPROVED** under separate actions (see individual items)

**Item 37: ABEYANCE** to 4/2/2003 under separate action  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**RESOLUTIONS:**

**R-50-2003** - Approval of a Resolution overruling complaints, protests, and objections and confirming the final assessment roll for Special Improvement District No. 1484 - Alta Drive (Rancho Drive to Valley View Boulevard) (\$124,122.91 - Capital Projects Fund - Special Assessments) - Ward 1 (M. McDonald)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$124,122.91

☒

**Budget Funds Available**

**Dept./Division:** Public Works/SID

☐

**Augmentation Required**

**Funding Source:** Capital Projects Fund - Special Assessments

**PURPOSE/BACKGROUND:**

This resolution disposes of protests and confirms the final assessment roll for the costs of street improvements and street beautification improvements (installation of 34-foot wide pavement section, curb, gutter, sidewalk, streetlights, residential driveways, landscaping, irrigation systems, and entry monumentation) along Alta Drive from Rancho Drive to approximately 275 feet west of Lacy Lane.

**RECOMMENDATION:**

It is recommended that the City Council adopt this Resolution.

**BACKUP DOCUMENTATION:**

Resolution No. R-50-2003

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43:**

**APPROVED** under separate actions (see individual items)

**Item 37:**

**ABEYANCE** to 4/2/2003 under separate action  
(see individual item)

**MINUTES:**

There was no related discussion.

(9:51 – 9:54)

1-1727

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**RESOLUTIONS:**

**R-51-2003** - Approval of a Resolution establishing a Fee Schedule for LVMC Title 13 and Chapter 11.50 (pertaining to public improvement work and temporary traffic control work)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

This Resolution will adopt a fee schedule for public improvement - related work governed by LVMC Title 13 and for temporary traffic control work governed by Chapter 11.50. A number of the fees are new, while others represent increased fees. The fee amounts are consistent with those charged by other area jurisdictions.

\*Revenue increase will offset the cost of providing services.

**RECOMMENDATION:**

It is recommended that the City Council adopt this Resolution and authorize its execution.

**BACKUP DOCUMENTATION:**

1. Resolution No. R-51-2003
2. Fee Schedule for LVMC Title 13 and Chapter 11.50

**MOTION:**

**GOODMAN – ABEYANCE to 4/2/2003 – UNANIMOUS**

**MINUTES:**

RICHARD GOECKE, Director, Public Works Department, explained that this resolution adjusts Public Works' fees imposed on plan reviews and inspection of subdivisions and new development.

COUNCILWOMAN McDONALD felt that timing is off for raising fees given the possible war and the state of the economy. Developers may have to lay people off due to exorbitant fee hikes.

CITY COUNCIL MEETING OF MARCH 19, 2003

Consent – Resolutions

Item 37 – R-51-2003

**MINUTES – Continued:**

COUNCILMAN MACK added that he shared these concerns initially with MR. GOECKE. He asked MR. GOECKE to explain the fee structure. MR. GOECKE indicated that increased fees were proposed in 2000; however, staff decided against it. The proposed fees are the same as those proposed in 2000. The developers were informed of the fee hikes. Perhaps if frequent nominal fee increases had been imposed, the proposed fees would not seem exorbitant.

SCOTT SMITH, representing the local chapter of Associated General Contractors (AGC), urged the Council to resist the temptation to give into benchmarking to compare fees among the local jurisdictions. MAYOR GOODMAN countered that during his briefing he was advised that the development industry was not opposed to the fee hikes and that this was the old fee schedule. He requested clarification as to whether the industry is indeed in support of the increases. MR. GOECKE explicated that at several meetings that were held there was no indication of any opposition to the fee increases. The current fee increases produce about \$600,000 against \$4 million in expenditures. These proposed fee increases will generate about \$2 million in comparison to the \$4 million in expenditures. The City is significantly behind what it costs to provide these services to the development community. This was represented to the AGC and the Southern Nevada Homebuilders, who will primarily pay the fees. If the industry was opposed, they should have indicated so during the presentations.

MAYOR GOODMAN noted that the tradition of the City has always been to resolve any issues with any group it does business. He asked MR. GOECKE to meet again with the developers and try to reach a resolution and bring it back to the Council.

COUNCILMAN BROWN noted that AGC participates with the City on many ordinances, and he understands its concern on raising fees, but, at the same time, the City needs to remain competitive. If the cost to the City cannot be offset, then those dollars will have to come from other programs or taxes to cover the cost. That has to be taken into consideration, especially in light of the proposals made during this legislative session. The industry has to understand the City's position. MAYOR GOODMAN said he expects staff will have meaningful dialogue and work things out to everybody's satisfaction. MR. SMITH expressed concern about not knowing how the increased fees will be dispersed. COUNCILMAN BROWN appreciated MR. SMITH's concern, stating that many times in government monies must be taken from one account to pay for other costs. The City should be able to justify the fee increases and explain how those monies will be spent.

NOTE: MAYOR GOODMAN directed MR. GOECKE to meet again with the developers and explain the City's position in an attempt to gain their support.

There was no further discussion.

(10:03 – 10:13)

1-2243

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Approval authorizing staff to auction a home located at 8660 Azure Drive and a home and a guesthouse located at 6240 Juliano Road to the highest qualified buyer(s) - Ward 6 (Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In 2000, staff acquired five homes in this area in anticipation of the Durango "S" Curve road alignment. In preparation for the upcoming road construction, staff will be auctioning the homes acquired and retain the land for road alignment usage. The highest qualified buyer(s) will be required to hold title to vacant land on which to place the home and must have funds to purchase, dismantle, and move the home(s) using licensed contractors. Any incoming funds (less closing costs) will be applied towards Road Projects/Rights-of-Way acquisition.

**RECOMMENDATION:**

The 3/17/2003 Real Estate Committee and staff recommend approval of the auction of these properties, and authorization of staff to execute all the additional documents necessary to advertise and conduct the auction.

**BACKUP DOCUMENTATION:**

Site Map

**MOTION:**

**REESE – APPROVED Items 3, 4, 6-9, 12-36, and 38-42 – UNANIMOUS with MACK abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, STEVEN MACK**

**Items 5, 10, 11, & 43:****APPROVED under separate actions** (see individual items)**Item 37:****ABEYANCE to 4/2/2003 under separate action**

(see individual item)

CITY COUNCIL MEETING OF MARCH 19, 2003

Consent – Real Estate

Item 38 – Approval authorizing staff to auction a home located at 8660 Azure Drive and a home and a guesthouse located at 6240 Juliano Road to the highest qualified buyers(s)

**MINUTES:**

COUNCILMAN MACK reported as the Chair of the Real Estate Committee that the Committee met and reviewed all of the Real Estate items on the Consent Agenda and the Committee joins with the recommendation of staff that each item be approved by the City Council.

There was no further discussion.

(9:51 – 9:54)

**1-1727**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

DEPARTMENT: PUBLIC WORKS

**DIRECTOR: RICHARD D. GOECKE**

**X**

## CONSENT

11

## DISCUSSION

**SUBJECT:**

## REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Approval authorizing staff to sell the home located at 8690 Azure Drive to Albert and Nancy Lewis - for \$23,000 (incoming funds less closing costs to be applied towards Road Projects/Rights-of-Way acquisition) - Ward 6 (Mack)

## Fiscal Impact

## No Impact

**Amount:** \$23,000 less closing costs

## Budget Funds Available

**Dept./Division:** Public Works/Real Estate

## Augmentation Required

**Funding Source:** Road Projects/R-O-W acquisition

### PURPOSE/BACKGROUND:

In preparation for the upcoming Durango "S" Curve road alignment, staff will be selling the homes acquired in 2000 & retain the land for road alignment usage. Staff was granted approval at Council 11/6/02 to sell this home. The Lewis' are the highest qualified buyer offering \$23,000, they hold title to vacant land on which to place the home & also have funds to purchase, dismantle & move the home using a licensed contractors. Any incoming funds (less closing costs) will be applied towards Road Projects/Rights-of-Way acquisition.

**RECOMMENDATION:**

The 3/17/2003 Real Estate Committee and staff recommend approval of the sale of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record the Bill of Sale (except the Bill of Sale for the Mayor's signature.)

## BACKUP DOCUMENTATION:

1. Purchase Agreement for 8690 Azure Drive
2. Site Map

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43:**      **APPROVED** under separate actions (see individual items)

**Item 37: ABEYANCE to 4/2/2003 under separate action**  
(see individual item)

CITY COUNCIL MEETING OF MARCH 19, 2003

Consent – Real Estate

Item 39 – Approval authorizing staff to sell the home located at 8690 Azure Drive to Albert and Nancy Lewis – for \$23,000 (incoming funds less closing costs to be applied towards Road Projects/Rights-of-Way acquisition)

**MINUTES:**

COUNCILMAN MACK reported as the Chair of the Real Estate Committee that the Committee met and reviewed all of the Real Estate items on the Consent Agenda and the Committee joins with the recommendation of staff that each item be approved by the City Council.

There was no further discussion.

(9:51 – 9:54)

**1-1727**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOEDKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Approval of a Bill of Sale from the City of Las Vegas to Albert and Nancy Lewis in conjunction with their purchase of a City-owned home located at 8690 Azure Drive - Ward 6 (Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In preparation for the upcoming Durango "S" Curve road alignment, staff will be selling the homes acquired in 2000 & retain the land for road alignment usage. Staff was granted approval at Council 11/6/02 to sell this home. The Lewis' are the highest qualified buyer(s) offering \$23,000, holding title to vacant land on which to place the home & having funds to purchase, dismantle & move the home using a licensed contractor. The incoming funds (less closing costs) from the sale of this home will be applied towards Road Projects/Rights-of-Way acquisition.

**RECOMMENDATION:**

The 3/17/2003 Real Estate Committee and staff recommend approval for the Mayor to execute the Bill of Sale

**BACKUP DOCUMENTATION:**

1. Bill of Sale
2. Purchase Agreement for 8690 Azure Drive
3. Site Map

**MOTION:**

**REESE – APPROVED** Items 3, 4, 6-9, 12-36, and 38-42 – **UNANIMOUS** with **MACK** abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, **STEVEN MACK**

**Items 5, 10, 11, & 43:****APPROVED** under separate actions (see individual items)**Item 37:****ABEYANCE** to 4/2/2003 under separate action

(see individual item)

CITY COUNCIL MEETING OF MARCH 19, 2003

Consent – Real Estate Committee

Item 40 – Approval of a Bill of Sale from the City of Las Vegas to Albert and Nancy Lewis in conjunction with their purchase of a City-owned home located at 8690 Azure Drive

**MINUTES:**

COUNCILMAN MACK reported as the Chair of the Real Estate Committee that the Committee met and reviewed all of the Real Estate items on the Consent Agenda and the Committee joins with the recommendation of staff that each item be approved by the City Council.

There was no further discussion.

(9:51 – 9:54)

**1-1727**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Approval of a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Legrand P. and Theresa Leavitt for real property known as Parcel Number 138-25-516-069 located at 1405 Laurelhurst Drive Units 1-4 for \$200,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

**Fiscal Impact**☐**No Impact****Amount:** \$200,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

The four units are condos near Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in the area are vacant & in disrepair, creating a safety/health problem. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners to be organized, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase these units, along with 41 other individually owned units in an effort to clean & revitalize the area. The intention is to purchase the units for future affordable housing.

**RECOMMENDATION:**

The 3/17/2003 Real Estate Committee and staff recommend approval of the purchase of these properties, and authorization of staff to execute all the additional documents necessary to close escrow and record title

**BACKUP DOCUMENTATION:**

Agreement for Purchase of Real Property

**MOTION:**

**REESE – APPROVED Items 3, 4, 6-9, 12-36, and 38-42 – UNANIMOUS with MACK abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, STEVEN MACK**

**Items 5, 10, 11, & 43:****APPROVED under separate actions** (see individual items)**Item 37:****ABEYANCE to 4/2/2003 under separate action**  
(see individual item)

CITY COUNCIL MEETING OF MARCH 19, 2003

Consent – Real Estate

Item 41 - Approval of a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Legrand P. and Theresa Leavitt for real property known as Parcel Number 138-25-516-069 located at 1405 Laurelhurst Drive Units 1-4 for \$200,000 plus closing costs - Special Revenue Fund

**MINUTES:**

COUNCILMAN MACK reported as the Chair of the Real Estate Committee that the Committee met and reviewed all of the Real Estate items on the Consent Agenda and the Committee joins with the recommendation of staff that each item be approved by the City Council.

There was no further discussion.

(9:51 – 9:54)

**1-1727**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Approval of a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Legrand P. and Theresa Leavitt for real property known as Parcel Number 138-25-516-068 located at 1409 Laurelhurst Drive Units 1-4 for \$200,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

**Fiscal Impact**☐**No Impact****Amount:** \$200,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

The four units are condos near Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in the area are vacant & in disrepair, creating a safety/health problem. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners to be organized, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase these units, along with 41 other individually owned units in an effort to clean & revitalize the area. The intention is to purchase the units for future affordable housing.

**RECOMMENDATION:**

The 3/17/2003 Real Estate Committee and staff recommend approval of the purchase of these properties, and authorization of staff to execute all the additional documents necessary to close escrow and record title

**BACKUP DOCUMENTATION:**

Agreement for Purchase of Real Property

**MOTION:**

**REESE – APPROVED Items 3, 4, 6-9, 12-36, and 38-42 – UNANIMOUS with MACK abstaining on Items 41 and 42 because they are part of a large project that could have a significant impact on nearby property owned by his brother, STEVEN MACK**

**Items 5, 10, 11, & 43:****APPROVED under separate actions (see individual items)****Item 37:****ABEYANCE to 4/2/2003 under separate action  
(see individual item)**

CITY COUNCIL MEETING OF MARCH 19, 2003

Consent – Real Estate

Item 42 - Approval of a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Legrand P. and Theresa Leavitt for real property known as Parcel Number 138-25-516-068 located at 1409 Laurelhurst Drive Units 1-4 for \$200,000 plus closing costs - Special Revenue Fund

**MINUTES:**

COUNCILMAN MACK reported as the Chair of the Real Estate Committee that the Committee met and reviewed all of the Real Estate items on the Consent Agenda and the Committee joins with the recommendation of staff that each item be approved by the City Council.

There was no related discussion.

(9:51 – 9:54)

**1-1727**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: SHARON SEGERBLOM**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Approval of an Option To Purchase Real Property Agreement for 10 acres of City of Las Vegas land located in the vicinity of Silver Sky Drive and Roland Wiley for a senior assisted living project for developer Silver Sky Assisted Living Limited Partnership - Ward 2 (L.B. McDonald)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Devel.☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

BLM conveyed this parcel of land to the CLV by legislation for affordable housing development. Through a Request for Application process, the Model Assisted Living Advisory Committee (MALAC) chaired by Assemblywomen Barbara Buckley, this developer was selected to design, build, and manage an assisted living facility to serve low-income seniors. This Option to Purchase is a requirement of the Federal Home Loan Bank application process for a \$550,000 grant for the project.

**RECOMMENDATION:**

The 3/17/2003 Real Estate Committee and staff recommend approval

**BACKUP DOCUMENTATION:**

Option to Purchase Real Property

**MOTION:**

**L.B. McDONALD – APPROVED as recommended – UNANIMOUS**

**MINUTES:**

COUNCILMAN MACK reported as the Chair of the Real Estate Committee that the Committee met and reviewed all of the Real Estate items on the Consent Agenda and the Committee joins with the recommendation of staff that each item be approved by the City Council.

SHARON SEGERBLOM, Director, Neighborhood Services, indicated that this matter involves a pilot program to build 90 senior assisted living housing units. It is a state-of-the-art program that will provide senior assisted living on BLM land obtained at a cost below market rate. The option requires approval in order to obtain a federal home loan bank grant. The terms will be brought back to Council at a future date for approval. Staff anticipates the project will be underway this summer.

CITY COUNCIL MEETING OF MARCH 19, 2003

Consent - Real Estate

Item 43 - Approval of an Option To Purchase Real Property Agreement for 10 acres of City of Las Vegas land located in the vicinity of Silver Sky Drive and Roland Wiley for a senior assisted living project for developer Silver Sky Assisted Living Limited Partnership

**MINUTES – Continued:**

COUNCILWOMAN McDONALD said this is the first project of its kind in the entire country. BLM land is being utilized to build affordable senior housing.

(10:13 – 10:14)

**1-2694**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY MANAGER'S OFFICE****DIRECTOR: DOUGLAS SELBY**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ADMINISTRATIVE:

Report from the City Manager on emerging issues

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The City Manager (CM) Report will be a vehicle for the City Manager to update the Council on emerging issues that may have an impact on the City of Las Vegas. The CM Report will be a recurring item for every Council meeting. If there are no items for the particular meeting, the City Manager will recommend that the item be stricken.

**RECOMMENDATION:**

Report only, no action required.

**BACKUP DOCUMENTATION:**

None

**MOTION:****None required. A report was given.****MINUTES:**

CITY MANAGER SELBY said that the City's budget outlook is dim. The revenue forecast is low and below actual contractual commitments. Maintaining programs and staffing at the current levels will put the City in a deficit situation, and that does not begin to address the need for additional staff and program expansions to accommodate growth and the new facilities that come online. It also does not account for the police department's needs that the City is obligated to fund. This budget year will be very challenging. A budget workshop meeting is scheduled for April 23, 2003, at 9:00 a.m., and staff will hopefully have some recommendations at that time on how to proceed with the budget. He noted that this is probably the most difficult year.

DEPUTY CITY MANAGER HOUCHEMS stated that he has never seen it this bad. MAYOR GOODMAN assumed that MR. HOUCHEMS' opinion is based on external forces. DEPUTY CITY MANAGER HOUCHEMS explicated that a lot of it is due to the state of the economy, and it is not going to get any better with the pending war. The City is also at the mercy of issues occurring in this legislative session.

CITY COUNCIL MEETING OF MARCH 19, 2003

Administrative

Item 44 – Report from the City Manager on emerging issues

**MINUTES – Continued:**

CITY MANAGER SELBY continued with the following report: Notice was received that Leisure Services was issued a \$120,000 grant from the State Cultural Commission for Restoration of Historic Properties to be applied to the new post office project.

The new and expanded Doolittle will host its open house from 10:00 a.m. to noon on Saturday. The project was under construction for more than one year. The 65,000 square feet of recreational space will make Doolittle the largest recreational facility in the City, with two gymnasiums, a nice aquatic center, large community room, and many other recreational amenities.

CABRA, the National Recreation and Park Associations accreditation team, was in town reviewing the City's Department of Leisure Services for accreditation on a national basis. This is a high standard for Leisure Services and they are working very hard to obtain accreditation.

COUNCILMAN WEEKLY interjected that he had lunch with representatives of CABRA. DR. JACKSON and her staff have been fantastic hosts. The representatives seem to be very impressed with the performance of Leisure Services. He congratulated DR. JACKSON on that.

CITY MANAGER SELBY explained for COUNCILMAN MACK that the nation was currently at orange alert. Locally, there are no credible threats. Safety staff is monitoring the situation very closely. If the nation goes to red alert, the City is prepared to activate the emergency operations center, rumor control hotline system, and the joint information center. All City directors, or their designees, are available on 24-hour contact phone numbers. All directors have been asked to make sure they can contact their staff at home to call them in or to advise them not to report for work, depending on the needs. Detention and Enforcement is also prepared to assign more marshals around City Hall and wherever necessary. City staff is fairly well prepared.

COUNCILMAN MACK added that KCLV would be running informational scrollers and the Internet site will be updated. CITY MANAGER SELBY said that the public can access LVALERT.com for personal preparedness information on any type of disaster. COUNCILMAN WEEKLY questioned if provisions have been made for those that do not have access to the Internet. CITY MANAGER SELBY indicated that the public can call 38ALERT.

CITY MANAGER SELBY noted that even if the nation went to red alert status, City Hall would continue to operate normally. MAYOR GOODMAN interjected that in all his communications with law enforcement they have indicated that there is no reason to not continue doing business as usual.

NOTE: COUNCILMAN McDONALD directed CITY MANAGER SELBY to involve the media in looking into designating a City Hall wall to post names and pictures of the local men and women that were called to military duty.

(10:14 – 10:23)

1-2770

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY MANAGER****DIRECTOR: DOUGLAS A. SELBY**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ADMINISTRATIVE:

Report and possible action concerning the status of 2003 legislative issues

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Staff will report on pending legislation of the 2003 Nevada State Legislature.

**RECOMMENDATION:**

It is recommended that the City Council accept report and direct staff, if necessary.

**BACKUP DOCUMENTATION:**

None

**MOTION:****REESE – ACCEPTED the report – UNANIMOUS****MINUTES:**

DEPUTY CITY MANAGER FRETWELL opened by stating that this legislative session is a third over, which staff is very happy about. One of the first major milestones was achieved on Monday, with the finalization of individual legislative measures. About a total of 200 bills were introduced. All the bills to be introduced will have to be drafted within the next two weeks and must pass out of the first committee by April 11, 2003, which will then put them on the floor of either the Assembly or the Senate. Another key deadline approaching quickly is the Governor's budget which must be completed April 1<sup>st</sup> for legislative action. A variety of bills have been introduced, including two different bridge bills that have generated a great deal of dialogue and may have a tremendous impact on this local economy. The Taxation Committee will hear those two bills at the end of this week. Minor modifications have been made to the Governor's original bill, such as changing the recommendation to increase the head tax from \$100 per year to \$100 per quarter, being reduced to \$80 per quarter. Businesses with the prerequisite gross receipts would be exempt from that head tax.

CITY COUNCIL MEETING OF MARCH 19, 2003

Administrative

Item 45 – Report and possible action concerning the status of 2003 legislative issue

**MINUTES – Continued:**

SENATOR RAGGIO introduced SB 308 as an alternative tax measure. The City is concerned with the reallocation of 50% of growth and assessed value to offset the State's needs. This would represent a \$6 million impact the first year and \$31 million over three years, approximately 10% of the City's current General Fund. There may be a hearing on this bill within a week or so and staff will keep the Council apprised. SB-279 would prevent local governments from limiting growth within the jurisdiction without five fairly stringent findings. The effect would be to restrict the Council as to any development-related limitations. SPEAKER PERKINS has commented that he may introduce a bill that would exempt the first \$50,000 of property value from taxation. The impact of this measure cannot be determined until staff can review the actual language. SENATOR AMODEI's bill mirrors the Governor's bill, other than replacing the gross receipts tax with a sales-on-service tax of 7.25%. Dialogue is anticipated to reach a feverish peak over the next few weeks.

DEPUTY CITY MANAGER FRETWELL stressed that any tax measure will require a two-thirds vote of each house to pass. The only bill outlined that would be exempt from that requirement is SB-308, which would shift revenue. Question 10 or SB-237 would help with the transportation problems in the Valley and is moving along nicely, having passed out of committee and may have even passed the Senate floor. The City-sponsored measure to speed the collection of liens passed Committee and Assembly and is going to the Senate for additional hearings. The non-residential construction tax, to help fund regional parks, enabling legislation also passed out of Committee and is continuing to be monitored as it moves to the floor of the Assembly. The City-proposed redevelopment bill is anticipated for introduction within the week. Although there has been no agreement reached with the State regarding the transfer of Floyd Lamb State Park, there is a bill pending in Committee at the Senate that would allow for interlocal agreements with local jurisdictions for the management of parks. This may be the avenue to use for Floyd Lamb State Park rather than an actual transfer.

She highlighted other bills of interest. AB-427 was just introduced and would restrict the City's ability to require dedications or similar requirements for approval of a zoning change, use permit, variance, waiver or any other land use approval. The City often enters into partnerships with the development community and such restriction might compromise the ability to enter into such agreements. SB-294 regarding alternative drug and alcohol treatment facilities involves transport for non-emergency treatment. SB-236 imposes distance requirements, especially from those areas where children congregate, and to prevent clustering. AB-270 defined redevelopment project considerations and requires seven considerations, most of which are already reviewed by the City. The seven considerations include job creation, local revenues, human activity, unique quality of design, and a variety of other measures. AB-286 would require the City to pay post-employment benefits. The final fiscal impact is uncertain, but City representatives are testifying as to concerns in regard to the bill.

CITY COUNCIL MEETING OF MARCH 19, 2003

Administrative

Item 45 – Report and possible action concerning the status of 2003 legislative issue

**MINUTES – Continued:**

DEPUTY CITY MANAGER FRETWELL noted that the unfunded mandates are causing significant concern. AB-390 would require the City to maintain everything in the right-of-way. This would reduce homeowner liability, including easements and encroachments for which the owners have been held liable in the past. This would include landscaping around the shopping center or Nevada Power easements. The annual impact could be in the millions of dollars.

COUNCILMAN McDONALD questioned the logic of legislators who live in this jurisdiction punishing the City. Governments should work together. Many of the proposed fiscal impacts will kill senior citizen programs and redevelopment efforts. There must be accountability for these actions. DEPUTY CITY MANAGER FRETWELL explained that staff tries to know about bills in advance and do the preliminary legwork. Often a happy medium can be reached. The City is in a unique situation because it is a creature of the State. There is a bill proposal that would eliminate Dillion's rule, under which the City is not a chartered city in the truest sense of the word. The City does not have all the authorities it could. She recommended support of such a bill because of the tremendous increased flexibility it would provide. Currently, the City has some functional home rule under which it delivers services, but no fiscal and limited structural home rule. Every other year staff works very hard to share concerns and advise legislators on the City's position. When necessary, the Council goes to the table as well.

MAYOR GOODMAN stated that the City protects itself and continues providing public services, 85% of which is public safety. The City does not have \$6 million or \$31 million to give away. This Council's fiscal responsibility has resulted in a hiring freeze and asking staff to do 10% more work than before the hiring freeze. There have been no complaints. This issue is a hill to die for and must be addressed to informing the voters, who will be the ultimate arbitrator. The legislature should recognize that the City should not be punished for being prudent. If that should happen, government is not working correctly and he would work to correct that situation.

COUNCILWOMAN McDONALD pointed out that the high salaries, as alleged, are a result of collective bargaining and based on the market standard and the education/experience required. Many of the salaries that create the high average are a result of firefighter salaries. She strongly disagreed with the legislators who are making that allegation because her feeling is that firefighters, who are willing to rush into danger to save a stranger, should be paid more. The salary issue should be reviewed in context. The City has superior people and its prudent fiscal policies are a result of the quality of its staff.

TODD FARLOW, 240 North Nineteenth Street, confirmed with DEPUTY CITY MANAGER FRETWELL that there is a bill pending that involves water metering of individual dwellings.

CITY COUNCIL MEETING OF MARCH 19, 2003

Administrative

Item 45 – Report and possible action concerning the status of 2003 legislative issue

**MINUTES – Continued:**

TOM McGOWAN, Las Vegas resident, commended DEPUTY CITY MANAGER FRETWELL on an excellent job with the legislature. He concurred with the statements of the Mayor and Council that all government problems should be solved at the polling place.

There was no further discussion.

(10:23 – 11:14)

**1-3221**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY MANAGER****DIRECTOR: DOUGLAS A. SELBY**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ADMINISTRATIVE:

**ABEYANCE ITEM** - Discussion and possible action to authorize officers of City Parkways IV and V, Inc. to enter into Designated Services Agreements with Design Workshop, Inc. and Kimley-Horn and Associates, Inc. (APNs 139-34-110-002 & 003) (\$604,000 - Industrial Development Special Revenue Fund) - Ward 5 (Weekly)

**Fiscal Impact**☐**No Impact****Amount:** \$604,000☒**Budget Funds Available****Dept./Division:** OBD/City Parkways IV & V, Inc☐**Augmentation Required****Funding Source:** Industrial Development Special Revenue Fund**PURPOSE/BACKGROUND:**

This item was held in abeyance On March 5, 2003 to obtain additional input on when, in the process, market analysis should be conducted. Also, item was held to provide the Mayor and Councilman Weekly (whose ward it includes) an opportunity to comment and provide direction.

On January 8, 2003, City Council directed the City Manager to assemble a consultant team to prepare a master development plan for the 61-acre site located at 100 Grand Central Parkway. The proposed agreement would retain Design Workshop, Inc. (and subconsultant RNL) as the planner/designer for the development master plan. The second agreement would retain Kimley-Horn and Associates, Inc. as the engineer for the engineering and infrastructure analysis. It is projected that the plan would be completed in 120-150 days.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Location Map
3. Disclosure of Principals (Design Workshop, Inc.)
4. Disclosure of Principals (Kimley-Horn and Associates, Inc.)
5. Designated Services Agreement with Design Workshop, Inc.
6. Designated Services Agreement with Kimley-Horn and Associates, Inc.

**MOTION:**

**WEEKLY – APPROVED** as recommended – Motion carried with L.B. McDONALD voting  
**NO**

## CITY COUNCIL MEETING OF MARCH 19, 2003

## Administrative

Item 46 – Discussion and possible action to authorize officers of City Parkways IV and V, Inc. to enter into Designated Services Agreements with Design Workshop, Inc. and Kimley-Horn and Associates, Inc.

**MINUTES:**

DEPUTY CITY MANAGER HOUCHENS clarified the past concern regarding the phasing of the process. There are three points with the market feasibility study on this project as well as the 61-acres in general. Several studies have been performed, the most recent and comprehensive of which was the ERA (Economic Research Associates) study. That study included market and absorption observations that will go into the workings of the charette. In addition, the members of those on the Task Force and other participants bring a great deal of experience and market awareness that will be applied to the charette. The third aspect involves the nature of the charette to create a road map for the 61-acres. The road map will provide guidance for future developers. Those future developers will be required to do a very comprehensive market study in order to obtain financing.

COUNCILWOMAN McDONALD pointed out that the market study concerns involved the entire community based on development within Ward 2. Regardless of what is drawn for the property, the critical mass and saturation may direct to the contrary. It is a question of how realistic the development as drawn actually may be. Even if it were, she would like to have answers as to what the City would need to do to entice such development. The ERA study was for downtown only and was not in context with the entire community. COUNCILMAN MACK concurred with the concerns raised and the need for a market study, but supported the overall plan.

COUNCILMAN McDONALD stated that the synergy of the business corridor the Council has been working on drives development back in the downtown area. Ownership downtown, both business and living downtown, will revitalize the area. He agreed with some of the comments but supported the item moving forward.

STAN WASHINGTON, Las Vegas resident, confirmed with MAYOR GOODMAN that the cost of the study is projected as \$604,000 from the Industrial Development Special Revenue Fund. He felt that necessary studies should be done, but the ERA study was performed and cost \$500,000. The reason this area is a redevelopment zone is the area characteristics. The allocation of taxpayer money should extend to job creation. This would include training for individuals that were targeted to be the beneficiaries of the jobs, Wards 3 and 5. Such training should begin immediately in order for the residents of Wards 3 and 5 to be ready when the jobs need to be filled.

COUNCILMAN WEEKLY expressed his appreciation for the comments made, but he supported this project as a way of creating synergy to attract development downtown and to help achieve the goals established by the Council.

There was no further discussion.

(11:14 – 11:23)

2-1471

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY MANAGER' OFFICE**

**DIRECTOR: ELIZABETH N. FRETWELL** ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ADMINISTRATIVE:**

Report on Meadows Village Task Force

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

Staff will present a six-month report and provide an update on current activities.

**RECOMMENDATION:**

Report only, no action required.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**GOODMAN – ABEYANCE to 4/2/2003 – UNANIMOUS**

**MINUTES:**

DEPUTY CITY MANAGER FRETWELL suggested that this item be abeyed to 4/2/2003 given the length of the morning agenda. MAYOR GOODMAN indicated that the Council needed to attend another event at 11:45 a.m. regarding downtown safety.

There was no further discussion.

(11:23)  
**2-1816**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

Discussion and possible action on Appeal of Work Card Denial: Held in Abeyance from March 5, 2003. Jonathan Karapondo, 7512 Jockey Avenue, Las Vegas, Nevada 89130

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – Motion to bring forward and STRIKE Items 48 and 49 – UNANIMOUS**

**MINUTES:**

There was no discussion.

(9:50 - 9:51)

**1-1682**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

Discussion and possible action on Appeal of Work Card Denial: Stephen Vincent Basden, 3843 Ventura Lane, Las Vegas, Nevada 89121

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

Appellant Letter of Appeal and City Clerk Notification Letter to Appellant

**MOTION:**

**REESE – Motion to bring forward and STRIKE Items 48 and 49 – UNANIMOUS**

**MINUTES:**

There was no discussion.

(9:50 - 9:51)

**1-1682**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

Discussion and possible action regarding Temporary Approval of a new Beer/Wine/Cooler On-sale Liquor License subject to Health Dept. regulations, La Mojarra Loca, Inc., dba La Mojarra Loca, 821 North Lamb Blvd., Suite 14, Joaquin Barajas, Dir, Pres, 37.5%, Jesus Barajas, Dir, Secy, Treas, 37.5%, Gerardo Padilla, Dir, 25% - Ward 3 (Reese)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Discussion and possible action regarding Temporary Approval of a new Beer/Wine/Cooler On-sale Liquor License

**RECOMMENDATION:**

Recommend approval subject to Health Dept. regulations with authority for the Director or Designee to issue a permanent license upon receipt of a favorable police report

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Letter from Joaquin Barajas
3. Map

**MOTION:**

**REESE – APPROVAL of the temporary license subject to provisions as recommended, with the manager of Business Services granted the authority to approve the permanent license after completion of appropriate process – UNANIMOUS**

**MINUTES:**

JIM DiFIORE, Business Services, stated that the applicant met all the requirements for this temporary license and he would recommend approval subject to the Council granting him authority to issue a permanent license upon the applicants meeting all conditions and a favorable police report.

CHARLES RADOSAVICH appeared on behalf of and with the three applicants. He confirmed that the applicants understood the conditions.

There was no further discussion.

(11:24 – 11:25)

**2-1851**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action regarding a Six Month Review of a Package Liquor License, H & H Discount Liquor, dba H & H Discount Liquor, 1916 North Decatur Blvd., Falah E. Hamika, Ptnr, 50%, Maher Alsafar, Ptnr, 50% - Ward 5 (Weekly)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Discussion and possible action regarding a Six Month Review of a Package Liquor License

**RECOMMENDATION:**

Recommendation to be provided following discussion of this item at the City Council meeting

**BACKUP DOCUMENTATION:**

Agenda Memo

**MOTION:**

**WEEKLY – APPROVED as recommended – UNANIMOUS**

**MINUTES:**

JIM DiFIORE, Manager, Business Services, introduced DETECTIVE STACY RODD, Las Vegas Metropolitan Police Department (Metro), who reported that the previous issues have been resolved and there was no derogatory information to present.

ATTORNEY SAM BENHAM, 333 South Sixth Street, appeared on behalf of and with the applicants and requested that the temporary license be converted to a permanent license.

GENE COLLINS, 1101 Eleanor, indicated that he was not speaking against the applicants, but wished to raise a concern regarding liquor issues in Ward 5. There is a gas station/convenience store at Owens and Eighth Streets that has not been selling gas for one month. The beer and wine sales preclude the need to sell gas. It is a community disservice for area residents to have to leave the area to purchase gasoline. MAYOR GOODMAN encouraged MR. COLLINS to speak on these issues unrelated to this license under Citizens Participation.

There was no further discussion.

(11:25 – 11:27)

**2-1900**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

Discussion and possible action regarding Temporary Approval of a new Restricted Gaming License for 7 slots, Jocelyn Michelle Nixon, dba 7-Eleven Food Store #13695C, 1000 South Torrey Pines Drive, Suite A, Jocelyn M. Nixon, 100% - Ward 1 (M. McDonald)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Discussion and possible action regarding Temporary Approval of a new Restricted Gaming License

**RECOMMENDATION:**

Recommend approval with authority for the Director or Designee to issue a permanent license upon receipt of a favorable police report

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Letter from Jocelyn Nixon
3. Map

**MOTION:**

**M. McDONALD – APPROVAL of the temporary license subject to provisions as recommended with the manager of Business Services granted the authority to approve the permanent license after completion of appropriate process – UNANIMOUS**

**MINUTES:**

JIM DiFIORE, Manager, Business Services, stated that the applicant, who was not present, had been informed of this meeting. His recommendation is for approval subject to the Council granting him authority to issue a permanent license upon completion of the investigation.

There was no further discussion.

(11:27 – 11:28)

**2-2015**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

Discussion and possible action regarding a Six Month Review of a Massage Establishment License, Xiao Ping Sun, dba Sunflower Massage, 2127 Paradise Road, Suite B, Xiao Ping Sun, 100% - Ward 3 (Reese)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Discussion and possible action regarding a Six Month Review of a Massage Establishment License

**RECOMMENDATION:**

Recommendation to be provided following discussion of this item at the City Council meeting

**BACKUP DOCUMENTATION:**

Agenda Memo

**MOTION:**

**REESE – APPROVED the permanent license, subject to the applicant providing written notification within 48 hours to Business Services of any arrests or citations and that the applicant's wife, MARISA DONG, not work on the premises due to the previous revocation of her license – UNANIMOUS**

**MINUTES:**

The applicant was present, accompanied by WAI MAE BORGEL, court certified interpreter.

JIM DiFIORE, Manager, Business Services, introduced DETECTIVE STACY RODD, Las Vegas Metropolitan Police Department (Metro), who reported that there had been no illegal activity observed during the six months of monitoring and Metro would not object to MR. DiFIORE'S recommendation. MR. DiFIORE recommended that a permanent license be issued subject to written notification within 48 hours of any arrests or citations and the applicant's wife, MARISA DONG, not work on the premises due to her license having been revoked.

MR. SUN, through MS. BORGEL, indicated that he understood and concurred with the conditions imposed.

There was no further discussion.

(11:28 – 11:31)

**2-2048**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

Discussion and possible action regarding an Appeal of Denial of Business License for an Independent Massage Therapist, Hua Yin, dba Hua Yin, 309 Sunbeam Drive, Hua Kan Yin, 100% - Ward 2 (L.B. McDonald)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Discussion and possible action regarding an Appeal of Denial of Business License for an Independent Massage Therapist

**RECOMMENDATION:**

Uphold the denial of the license

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Letter from James L. Buchanan II, Esq.

**MOTION:**

**L.B. McDONALD – DENIED – Motion carried with GOODMAN voting NO**

**MINUTES:**

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

**APPEARANCES:**

JIM DiFIORE, Manager, Business Services

STACEY RODD, Detective, Las Vegas Metropolitan Police Department

JAMES BUCHANAN, Attorney, 300 South Maryland Parkway

HAU KAN YIN

WAI MAE BORGEL, court-certified reporter

(11:31 – 11:49)

**2-2163**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

Discussion and possible action regarding Approval of Amendment to Franchise Agreement between Mercy, Inc., dba American Medical Response, 1130 S. Martin L. King Blvd., and The City of Las Vegas, 400 Stewart Ave., Mercy, Inc., a wholly owned subsidiary of Laidlaw Medical Transportation, Inc., Laidlaw Medical Transportation, Inc. a wholly owned subsidiary of American Medical Response, Inc., American Medical Response, Inc. a wholly owned subsidiary of Laidlaw Transit, Inc., Laidlaw Transit, Inc. a wholly owned subsidiary of Laidlaw, Inc., Laidlaw, Inc. a publicly traded company, 100%, [NOTE: Item to be trailed and heard following Item 68 (Ambulance Ordinance - Bill No. 2003-26)] - Ward 1 (M. McDonald)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Discussion and possible action regarding Approval of Amendment to Franchise Agreement

**RECOMMENDATION:**

Recommend approval

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Amendment to Franchise Agreement for Ambulance Services

**MOTION:**

**M. McDONALD – APPROVED as recommended – UNANIMOUS**

**MINUTES:**

CHRISTOPHER WARE, Franchise Officer, indicated that all the comments pertaining to this item were made during the presentation on the enabling bill, Bill No. 2003-26.

NOTE: The majority of discussion relating to Item 55 and Item 68 was held under Item 68 [2003-26].

(12:15 – 12:17)

3-487

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action on an allocation of \$4,228,000 in Community Development Block Grant (CDBG) funds - All Wards

**Fiscal Impact**☐**No Impact****Amount:** \$4,228,000☒**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Devel.☐**Augmentation Required****Funding Source:** HUD-CDBG**PURPOSE/BACKGROUND:**

For Fiscal Year 2003-04, the City of Las Vegas is eligible to receive \$4,228,000 in Community Development Block Grant (CDBG) including 20% administrative funds from the United States Department of Housing and Urban Development.

**RECOMMENDATION:**

The City Manager recommends that the City Council approve the Community Development Block Grant allocations and authorize the Mayor to execute the agreements once they have been approved by the City Attorney.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. CDRB Recommendations for FY2003-2004 CDBG Construction Funds
3. CDRB Recommendations for FY2003-2004 CDBG Public Service Funds

**MOTION:**

**REESE – APPROVED as recommended – UNANIMOUS with MACK abstaining due to his involvement with the Boys and Girls Club**

NOTE: COUNCILMAN McDONALD disclosed that he serves on a sub-board of the Boys and Girls Club and asked CITY ATTORNEY JERBIC if he had to abstain. CITY ATTORNEY JERBIC opined that disclosure would suffice, as COUNCILMAN McDONALD did not believe that the sub-board has any roll in submitting the grant application.

NOTE: COUNCILMAN WEEKLY disclosed that he is a former board member of Big Brothers and Sisters. CITY ATTORNEY JERBIC indicated that disclosure was sufficient.

**MINUTES:**

SHARON SEGERBLOM, Director of Neighborhood Services, outlined that the 24 members of this Review Board spent 1500 hours of services to review 83 applications. She read their names so that they might stand and be recognized for their amazing service, talent and expertise given out of care for the community.

CITY COUNCIL MEETING OF MARCH 19, 2003

Neighborhood Services

Item 56 – Discussion and possible action on an allocation of \$4,228,000 in Community Development Block Grant (CDBG) funds

**MINUTES - Continued:**

CHAIRMAN TYRONE THOMPSON and CO-CHAIR MOISES DENIS thanked the Council for the opportunity to serve and have input as to the project that will make a difference in the community. CHAIRMAN THOMPSON also especially thanked COUNCILMAN WEEKLY for the chance to act as Chair and Neighborhood Services staff for facilitating a truly citizen-run process.

CHAIRMAN THOMPSON read the list provided for the record as to the construction projects, public service grants, and social services awards recommended for approval.

MAYOR GOODMAN expressed regret that the Council could not truly demonstrate its appreciation to the Board for all its work and efforts. COUNCILMAN REESE thanked the Board as well.

There was no further discussion.

(11:49 – 11:57)

**2-3052**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action on an allocation of the estimated \$3,441,044 in FY2003 Federal and State Home Investment Partnership (HOME) funds and Low Income Housing Trust Funds (LIHTF) from the Clark County Consortium - All Wards

**Fiscal Impact**☐**No Impact****Amount:** \$3,441,044☒**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Devel.☐**Augmentation Required****Funding Source:** HUD-LIHTF**PURPOSE/BACKGROUND:**

For Fiscal Year 2003-04, the city of Las Vegas is eligible to receive an estimated share of the Clark County Consortium HOME/LIHTF funds of \$3,441,044, including 10% administrative funds.

**RECOMMENDATION:**

The City Manager recommends that the City Council approve the HOME/LIHTF allocations and authorize the Mayor to execute the agreements once they have been approved by the City Attorney.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. CDRB Recommendations for FY2003 HOME/LIHTF Funds

**MOTION:****REESE – APPROVED as recommended – UNANIMOUS****MINUTES:**

CO-CHAIR MOISES DENIS indicated that the Board reviewed only one application requesting \$31,150. The remaining funds are designated for future senior and affordable housing development. The application recommended for approval was given the same consideration, despite the availability of funds.

There was no further discussion.

(11:57 – 11:58)

**2-3482**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action on an allocation of \$891,000 of FY 2003/2004 Housing Opportunities For Persons With Aids (HOPWA) grant funds and \$100,000 of FY 2002/2003 reprogrammed funds - All Wards

**Fiscal Impact**☐**No Impact****Amount:** \$991,000☒**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Devel.☐**Augmentation Required****Funding Source:** HUD-HOPWA**PURPOSE/BACKGROUND:**

For Fiscal Year 2003-04, the City of Las Vegas is eligible to receive \$891,000 of Housing Opportunities for Persons with AIDS (HOPWA), including 3% administrative funds.

**RECOMMENDATION:**

The City Manager recommends that the City Council approve the HOPWA allocations and authorize the Mayor to execute the agreements once they have been approved by the City Attorney.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. CDRB Recommendations for FY2003-2004 HOPWA Funds

**MOTION:****REESE – APPROVED as recommended – UNANIMOUS****MINUTES:**

CHAIRMAN TRYONE THOMPSON explained that the Board reviewed 12 applications totaling over \$1.2 million to reach the recommendation. The City is the recipient and distributor of HOPWA funds for Clark and Nye Counties, Nevada, and Mojave County, Arizona. He read the written recommendation provided for the record for the distribution of the HOPWA funding.

COUNCILMAN REESE again thanked the Review Board for their efforts.

There was no further discussion.

(11:58 – 12:00)  
**2-3545/3-1**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action on an allocation of \$144,000 in Emergency Shelter Grant (ESG) grant funds - All Wards

**Fiscal Impact**☐**No Impact****Amount: \$144,000**☒**Budget Funds Available****Dept./Division: Neigh. Svcs./Neigh. Devel.**☐**Augmentation Required****Funding Source: HUD-ESG****PURPOSE/BACKGROUND:**

For Fiscal Year 2003-04, the City of Las Vegas is eligible to receive \$144,000 of Emergency Shelter Grant (ESG) funds.

**RECOMMENDATION:**

The City Manager recommends that the City Council approve the Emergency Shelter Grant allocations and authorize the Mayor to execute the agreements once they have been approved by the City Attorney.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. CDRB Recommendations for FY2003-2004 ESG Funds

**MOTION:**

**REESE – APPROVED as recommended – UNANIMOUS with L.B. McDONALD abstaining as she serves as a Trustee for Catholic Charities**

NOTE: COUNCILMAN MACK disclosed that although his brother, STEVEN MACK, has a SuperPawn shop located at 1611 North Las Vegas Boulevard that is in close proximity to some of the grant applicants, he would be voting because he has not spoken to his brother about this matter nor does he believe that it will impact his business.

**MINUTES:**

CO-CHAIR MOISES DENIS noted that the Board reviewed 12 applications totaling over \$273,837 where only \$144,000 funding was available. Each applicant was recommended for some funding. He read the written recommendation provided for the record for the distribution of the available funding.

COUNCILMAN REESE thanked the Review Board for their hard work.

There was no further discussion.

(12:00 – 12:02)

3-78

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action on the Youth Neighborhood Association Partnership Program (YNAPP) Grant Review Board recommendations to allocate \$25,000 for 25 youth initiated projects and authorize the director of Neighborhood Services to execute the agreements - All Wards

**Fiscal Impact**☐**No Impact****Amount:** \$25,000☒**Budget Funds Available****Dept./Division:** Neighborhood Planning/Support☐**Augmentation Required****Funding Source:** General Fund**PURPOSE/BACKGROUND:**

The Youth Neighborhood Association Partnership Program (YNAPP) is designed to encourage neighborhood youth to take an active role in improving the quality of life in City of Las Vegas neighborhoods and directly responds to one of the City Council's priorities established in accordance with the City of Las Vegas Strategic Plan 2005: To Enhance the Quality of Life through Revitalization of Established Neighborhoods.

**RECOMMENDATION:**

The City Manager recommends that the City Council approve the YNAPP Board recommendations for funding of 25 self help, youth initiated projects for a total of \$25,000 and authorize the director of Neighborhood Services to execute the agreements.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. YNAPP Grant Recipient Spreadsheet
3. Sample agreement

**MOTION:****REESE – APPROVED as recommended – UNANIMOUS****MINUTES:**

SHARON SEGERBLOM, Director of Neighborhood Services, advised that the Youth Neighborhood Association Partnership Program is designed to encourage neighborhood youth to take an active role in improving the quality of life in the City of Las Vegas. The seven youth and eight adult members heard 25 presentations, 10 for community services, 5 for community improvement and 10 for community education. She introduced CHAIRMAN DETRICK SANFORD and MEMBER GREG TOUSSAINT.

CITY COUNCIL MEETING OF MARCH 19, 2003

Neighborhood Services

Item 60 – Discussion and possible action on the Youth Neighborhood Association Partnership Program (YNAPP) Grant Review Board recommendations to allocate \$25,000 for 25 youth initiated projects and authorize the director of Neighborhood Services to execute the agreements

**MINUTES – Continued:**

CHAIRMAN SANFORD thanked the Council for the opportunity to Chair this organization and the opportunity to learn so much about the community during his involvement. He outlined the review and recommendation process. The \$25,000 City funding is matched by almost \$182,000 from the community in time, goods and services, and/or financial contributions. He read a portion of the list of the projects, service provided, City funding, and community match provided for the record. MEMBER TOUSSAINT read the remainder of the list pertaining to projects for Wards 4, 5 and 6.

MAYOR GOODMAN confirmed with MS. SEGERBLOM that staff will bring a six-month update back to Council, during which the community contributors will be identified and recognized.

STEPHANIE CERVANTES, LEROY DAN, CAMILLE WESTON, MS. GUBLIN, SKYLER DUNN, BRITTANY WHITE, ALEX UPSTEIN, NATALIE ARASOMY, ALICIA GOFERD, HIRA VASQUEZ, DANTE (no last name given), JOCELYN LUNA, ANTONIO LEON, JESSICA WOOD, BRAD DAMIAN, LAVARSHAL, ERICA MELTZER, HERMAN BRAUM, AUSTIN LEWIS, TIFFANY PAYNE, DANIELLE FACARRO, FATIME DIEGO, TERICCA JORDAN, CRYSTAL COSTILLA, STEPHANIE EDEN, AVIO VANEZERA, MARK TRACEY and MONICA CARLOS all thanked the Council for its support and summarized their projects.

ERICA MELTZER encouraged the Council to assist the students to prevent the legislature from cutting the School District budget to such an extent that the program at Community College High School is eliminated. COUNCILWOMAN McDONALD pointed out that this is one of the most successful high schools in the State. MAYOR GOODMAN assured the students that the Council will do everything it can to protect the program. COUNCILMAN REESE suggested the students initiate a letter-writing campaign to the legislature.

MS. SEGERBLOM indicated that despite the time involved with this item, speaking to the Council is an important part of the leadership being taught by the YNAPP program. MAYOR GOODMAN repeated earlier comments that the future of this country and City is in such good hands; it is only a matter of those in the present doing as good a job as these young people will do in the future.

COUNCILMAN REESE thanked and recognized the members of the Committee and participants, especially those in Ward 3. These are the people that make Ward 3 a great place to live. Youth involvement is rewarding to the participants now and in their future lives. CHAIRMAN SANFORD read into the record the members of the Committee for recognition.

CITY COUNCIL MEETING OF MARCH 19, 2003

Neighborhood Services

Item 60 – Discussion and possible action on the Youth Neighborhood Association Partnership Program (YNAPP) Grant Review Board recommendations to allocate \$25,000 for 25 youth initiated projects and authorize the director of Neighborhood Services to execute the agreements

**MINUTES – Continued:**

TOM McGOWAN, Las Vegas resident, commended all of the youth groups in Las Vegas. They are doing excellent work and represent the hope of the future. He commented that two members of the Council are Western High School alumni.

There was no further discussion.

(10:49 – 11:14)

**2-576**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY ATTORNEY****DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

RESOLUTIONS:

**R-52-2003** - Discussion and possible action regarding Resolution Supporting the Release of Federal Lands in the County of Clark, State of Nevada, For Small Business Growth, Job Creation, Economic Development and Diversification

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The City Council has been requested by the Nevada League of Cities and Municipalities to indicate the Council's support for the designation of public lands and inclusion of those lands within the disposal boundaries of the Southern Nevada Public Lands Management Act, as it may be revised and updated, for the specific purposes of encouraging small business growth, job creation, economic development and diversification within Clark County. This Resolution is designed to demonstrate the Council's support.

**RECOMMENDATION:**

It is recommended that the City Council adopt this Resolution and authorize its execution.

**BACKUP DOCUMENTATION:**

Resolution No. R-52-2003

**MOTION:**

**L.B. McDONALD – APPROVED as recommended – UNANIMOUS**

**MINUTES:**

DEPUTY CITY MANAGER FRETWELL stressed that this resolution would definitely provide potential opportunities for legislative assistance at the Federal level, similar to the affordable housing for the senior assisted-living project item this morning and economic development purposes as well. The intent is to also try to get the League of Cities to support a modified version of this resolution applicable to them.

CITY COUNCIL MEETING OF MARCH 19, 2003

City Attorney

Item 61 – R-52-2003

**MINUTES – Continued:**

COUNCILWOMAN McDONALD mentioned a parcel at Alta and Hualapai as a prime site for development as a technology park and indicated that there are other sites throughout the City. The City wants to make sure that it does not lose business in the future and has in place whatever proper legislation is necessary to utilize BLM lands for economic development and small business development.

There was no further discussion.

(12:02 – 12:03)

3-78

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY CLERK****DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:****BOARDS & COMMISSIONS:**

**ABEYANCE ITEM** - PARK & RECREATION ADVISORY COMMISSION – Charles D. Musser, Term Expiration 2-20-2003

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

The term of office for Charles D. Musser will expire February 20, 2003. There is no City residency requirement, terms are for three years and there is no limit to the number of terms that may be served. Mr. Musser is eligible and wishes to be reappointed. At the Council Meeting of March 5, 2003, this item was abeyed to March 19, 2003.

**RECOMMENDATION:**

Procedure for this Board requires appointment by the City Council. Options are:  
Appoint a new member or Reappoint Mr. Musser to this seat

**BACKUP DOCUMENTATION:**

1. Memo from Dr. Barbara Jackson, Director of Leisure Services
2. Current Listing and Authority-Park & Recreation Advisory Commission
3. Board Interest Forms – Derick Wickliffe, Fred L. Rauf

**MOTION:**

**M. McDONALD – Motion to APPOINT JENNIFER LANCES, P. O. Box 551712, Las Vegas, Nevada 89155 – UNANIMOUS**

**MINUTES:**

COUNCILMAN McDONALD thanked MR. MUSSER for accepting to act as the City's liaison regarding the shooting range and for serving the City very well on this Board. COUNCILMAN McDONALD indicated that JENNIFER LANCES, a resident of Ward 2, has been involved in many, many community projects, works at the County, and is very dedicated to the constituents of the City of Las Vegas.

There was no further discussion.

(12:03 – 12:04)

3-127

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY CLERK****DIRECTOR:** BARBARA JO (RONI) RONEBUS ☐ CONSENT ☒ DISCUSSION**SUBJECT:**

BOARDS &amp; COMMISSIONS:

**ABEYANCE ITEM** - HISTORIC PRESERVATION COMMISSION – Cathie Kelly, Term  
Expiration 3/6/2003

**Fiscal Impact**

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

**PURPOSE/BACKGROUND:**

The Historic Preservation Commission is comprised of members filling nine different categories. Ms. Kelly represents Category 5, a “Representative of a Recognized Local Historic Preservation Association or Historic Preservation Interest Group” member. Ms. Kelly has served the maximum number of terms and is therefore not eligible for reappointment. At the Council Meeting of March 5, 2003, this item was abeyed to March 19, 2003.

**RECOMMENDATION:**

Procedure for this Commission requires appointment by the City Council. Options are:  
Appoint a new member to fill Ms. Kelly’s seat, Category 5

**BACKUP DOCUMENTATION:**

Current listing and Authority-Historic Preservation Committee

**MOTION:****GOODMAN – ABEYANCE to 4/2/2003 – UNANIMOUS****MINUTES:**

MAYOR GOODMAN confirmed that there were no recommendations within the necessary category to fill this very important seat.

There was no further discussion.

(12:04 – 12:05)

**3-156**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY CLERK**

**DIRECTOR: BARBARA JO (RONI) RONEUMUS** ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**BOARDS & COMMISSIONS:**

**ABEYANCE ITEM** - ANIMAL ADVISORY COMMITTEE – Susan Butche, Term Expiration 4-5-2003

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

This board is comprised of 5 members who serve two-year terms with no limit to the number of terms that may be served. There is no City residency requirement. Ms. Butche is eligible and wishes to be reappointed. At the Council Meeting of March 5, 2003, this item was abeyed to March 19, 2003.

**RECOMMENDATION:**

Procedure for this Board requires appointment by the City Council. Ms. Butche is eligible and wishes to be reappointed.

**BACKUP DOCUMENTATION:**

1. Memo from Roger Van Oordt, Animal Control Supervisor, Detention & Enforcement
2. Current Listing and Authority-Animal Advisory Committee
3. Board Interest Form – Luann Baker

**MOTION:**

**REESE – Motion to REAPPOINT SUSAN BUTCHE – UNANIMOUS**

**MINUTES:**

COUNCILMAN REESE confirmed with DEPUTY CITY MANAGER FRETWELL that MS. BUTCHE has done a good job for the City of Las Vegas.

There was no further discussion.

(12:05 – 12:06)

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: CITY CLERK**

**DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**BOARDS & COMMISSIONS:**

SENIOR CITIZEN LAW PROJECT ADVISORY BOARD – Deborah Lippis, Term Expiration 4-14-2003

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

This Board is comprised of 9 members, filling three-year terms, with at least two members over the age of 60. Appointees must represent specific categories: 2 members of Senior Organizations; 2 Senior Service Providers; 3 Private Citizens; and 2 members of the Nevada State Bar. Members are limited to two terms. Ms. Lippis filled one of the two seats in the “Members of the Nevada State Bar” category. Ms. Lippis served the maximum number of terms and is therefore not eligible for reappointment.

**RECOMMENDATION:**

Procedure for this Board requires appointment by the City Council. It will be necessary to appoint a new member in the Nevada State Bar category to fill this seat.

**BACKUP DOCUMENTATION:**

1. Memo from Sheri Cane Vogel recommending the appointment of Robert Cerceo
2. Current Listing and Authority-Senior Citizen Law Project Advisory Board

**MOTION:**

**M. McDONALD – Motion to APPOINT ROBERT CERCEO, 3551 East Bonanza Road, #101, Las Vegas, Nevada 89110– UNANIMOUS**

**MINUTES:**

SHARI CANE VOGEL, Senior Law Project Administrator, stated that the City’s support since 1978 makes it possible for her Project to protect the rights and interests of senior citizens. She outlined MR. CERCEO’S history as a private attorney, a volunteer in 1994 and 1995, provision of pro bono services to the Project, and his willingness to serve on the Advisory Board. She recommended his appointment.

There was no related discussion.

(12:06 – 12:08)

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:**

**Bill No. 2003-21** – Clarifies that certain condominium-related conversions require site development plan review. Sponsored by: Councilman Michael J. McDonald

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Over the past several years, a number of condominium projects in the City have been converted to multi-family rental projects, and a number of multi-family apartment projects have been converted to condominium developments—all without City review as to compatibility. These uses have different land use impacts and, to ensure continuing compatibility, this bill will clarify that any conversion requires a site development plan review.

**RECOMMENDATION:**

**ADOPTION** at 3/19/2003 City Council meeting pursuant to the 3/3/2003 Recommending Committee.

First Reading – 2/19/2003; First Publication – 3/7/2003

**BACKUP DOCUMENTATION:**

Bill No. 2003-21

**MOTION:**

**MACK – Second Reading and BILL ADOPTED as recommended as Ordinance No. 5581 – UNANIMOUS**

**MINUTES:**

There was no related discussion.

(12:07 – 12:08)

**3-250**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY ATTORNEY****DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

**Bill No. 2003-22** – Eliminates the requirement to file proof of permission to use private property for the operation of an outdoor pay telephone. Sponsored by: Councilman Michael J. McDonald

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Municipal Code presently does not allow an outdoor pay telephone to be installed or operated on private property without the written permission of the property owner, and without first providing to the City documentation of that permission. This bill proposes to eliminate the requirement to provide the documentation to the City up front. However, the requirement to obtain the written permission before installation will remain.

**RECOMMENDATION:**

ADOPTION at 3/19/2003 City Council meeting pursuant to the 3/3/2003 Recommending Committee.

First Reading – 2/19/2003; First Publication – 3/7/2003

**BACKUP DOCUMENTATION:**

Bill No. 2003-22

**MOTION:**

**MACK – Second Reading and BILL ADOPTED as recommended as Ordinance No. 5582 – UNANIMOUS**

**MINUTES:**

There was no related discussion.

(12:08)

3-264

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY ATTORNEY****DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

**Bill No. 2003-26** – Adds categories of service and adjusts service fees that may be provided and charged by ambulance service providers. Proposed by: Mark Vincent, Director of Finance & Business Services

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

This bill permits ambulance franchisees, consistent with federal Medicare regulations, to perform advanced life support, level 2 (ALS2) services. Emergency response ambulance crews must perform an ALS assessment before performing ALS2 services. Similarly, ALS1 services require a prior ALS assessment. The bill will allow franchisees to charge increased ALS1 fees (from \$505.00 to \$530.40) due to Consumer Price Index (CPI) changes, and will authorize an ALS2 fee commencing at \$580.40, subject to annual CPI adjustments.

**RECOMMENDATION:**

ADOPTION at 3/19/2003 City Council meeting pursuant to the 3/17/2003 Recommending Committee.

First Reading – 3/5/2003; First Publication – 3/9/2003

**BACKUP DOCUMENTATION:**

Bill No. 2003-26

**MOTION:**

**MACK – Second Reading and BILL ADOPTED as recommended as Ordinance No. 5583 – UNANIMOUS**

**MINUTES:**

CHRISTOPHER WARE, Franchise Officer, explained that amendments are required to the ordinance and agreement for ambulance services pursuant to changes in federal law, particularly those regarding Medicare and Medicaid rate changes. These changes have negatively impacted ambulance providers, AMR and Southwest Ambulance. He summarized that the changes

CITY COUNCIL MEETING OF MARCH 19, 2003

City Attorney

Item 68 – 2003-26

**MINUTES – Continued:**

include definitions and the manner in which CPI increases are made to the annual rates charged. Previously, AMR and Southwest Ambulance were only allowed to take an 80% CPI adjustment, decreasing rates every year. This negative impact was over and above the impact of the federal changes. The amendments will also allow AMR to post a \$1 million performance bond rather than a \$1 million letter of credit, thus providing AMR a significant cost savings. There is no similar change for Southwest Ambulance in that regard.

The amendments also establish a methodology for increasing the penalties to be paid by AMR. Currently penalties are increased pursuant to CPI upon notification of same by staff, without Council involvement. This change will allow the City Council to exercise its discretion to change penalties in order to address performance problems. The City will also have greater flexibility on how to spend the penalty monies paid. The new language allows the money to be spent on any expenses for emergency medical services. Lastly, a part of the new definitions will include a new level of service called advance life support level two services as recognized by the federal regulations.

COUNCILMAN WEEKLY pointed out that Fire Services indicated that they had no opposition to the amendments at the Recommending Committee meeting and confirmed with the Southwest Ambulance representative present in the audience that they had no comments or opposition.

MR. WARE verified for COUNCILMAN MACK that the differences in the two franchise agreements meant that no amendment would be required to the City's agreement with its other provider, Southwest Ambulance. The ordinance revisions would take care of that provider.

There was no further discussion.

NOTE: The majority of discussion relating to Item 55 and Item 68 was held under Item 68 [2003-26].

(12:08 – 12:15)

3-279

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT A LATER MEETING:

**Bill No. 2002-143** – Permits restricted gaming at supper club business establishments. Proposed by Mark Vincent, Director, Finance and Business Services

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

This bill will permit supper club business establishments to have slot machines. A maximum of ten slot machines will be permitted in establishments having at least five thousand square feet of usable floor space. Not more than five slot machines will be permitted in establishments having less than five thousand square feet of usable floor space.

**RECOMMENDATION:**

FORWARDED to the 1/22/2003 City Council meeting with no recommendation pursuant to the 1/6/2003 Recommending Committee until a public hearing can be held by the City Council.

First Reading – 12/18/2002; First Publication – N/A

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**None required.**

**MINUTES:**

Recommendation noted.

3/31/2003 Recommending Committee

4/2/2003 Council Agenda

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT A LATER MEETING:

**Bill No. 2002-145** – Repeals and replaces LVMC Chapter 6.50, relating to liquor control, and revises related zoning provisions. Proposed by: Mark Vincent, Director, Finance and Business Services

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

In addition to adding new alcoholic beverage licensing categories for banquet facilities, convention facilities, nonprofit club restaurant service bars, billiard parlors, convenience stores, art galleries, art studios, buses and limousines this bill reorganizes the presentation of the existing alcoholic beverage regulations, including moving related zoning matters from Chapter 6.50 to Title 19 of the City Code. Special use permit regulations for unlicensed locations hosting social events with alcoholic beverage sales are also established.

**RECOMMENDATION:**

ABEYANCE to the 4/14/2003 Recommending Committee meeting pursuant to the 3/17/2003 Recommending Committee.

First Reading – 12/18/2002; First Publication – N/A

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**None required.**

**MINUTES:**

Recommendation noted.

4/2/2003 Council Agenda

4/14/2003 Recommending Committee

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT A LATER MEETING:

**Bill No. 2003-23** – Annexation No. A-0029-02(A) – Property location: On the southwest corner of Holly Avenue and Ferrell Street; Petitioned by: William & Mary Allan; Acreage: 5.53 acres; Zoned: R-E and H-2 (County zoning), to R-E and C-1 (City equivalents). Sponsored by: Councilman Lawrence Weekly

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The proposed ordinance annexes certain real property generally located on the southwest corner of Holly Avenue and Ferrell Street. The annexation is at the request of the property owners. The annexation process has now been completed in accordance with the NRS and the final date of annexation (June 6, 2003) is set by this ordinance.

**RECOMMENDATION:**

ADOPTION at 4/2/2003 City Council meeting pursuant to the 3/17/2003 Recommending Committee.

First Reading – 3/5/2003; First Publication – 3/21/2003

**BACKUP DOCUMENTATION:**

None

**MOTION:**

None required.

**MINUTES:**

Recommendation noted.

4/2/2003 Council Agenda

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT A LATER MEETING:

**Bill No. 2003-24** – Annexation No. A-0031-02(A) – Property location: On the southeast corner of Severance Lane and Tee Pee Lane; Petitioned by: LM Las Vegas, LLC; Acreage: 5.06 acres; Zoned: R-E (County zoning), U (L) (City equivalent). Sponsored by: Councilman Michael Mack

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The proposed ordinance annexes certain real property generally located on the southeast corner of Severance Lane and Tee Pee Lane. The annexation is at the request of the property owner. The annexation process has now been completed in accordance with the NRS and the final date of annexation (April 11, 2003) is set by this ordinance.

**RECOMMENDATION:**

ADOPTION at 4/2/2003 City Council meeting pursuant to the 3/17/2003 Recommending Committee.

First Reading – 3/5/2003; First Publication – 3/21/2003

**BACKUP DOCUMENTATION:**

None

**MOTION:**

None required.

**MINUTES:**

Recommendation noted.

4/2/2003 Council Agenda

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT A LATER MEETING:

**Bill No. 2003-25** – Adopts the Population Element of the Las Vegas 2020 Master Plan.  
Proposed by: Robert S. Genzer, Director of Planning and Development

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

In September 2000 the City Council adopted the Las Vegas 2020 Master Plan. At the time of that adoption, the element related to population was not complete, so the population element of the previous plan was retained in effect until an updated version could be adopted. This bill will adopt the updated population element and incorporate it into the Las Vegas 2020 Master Plan.

**RECOMMENDATION:**

ADOPTION at 4/2/2003 City Council meeting pursuant to the 3/17/2003 Recommending Committee.

First Reading – 3/5/2003; First Publication – 3/21/2003

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**None required.**

**MINUTES:**

Recommendation noted.

4/2/2003 Council Agenda

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY ATTORNEY****DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NEW BILL:

**Bill No. 2003-27** – Annexation No. ANX-1069 – Property location: On the southeast corner of Hualapai Way and Grand Teton Drive; Petitioned by: Beazer Homes Holding Corporation; Acreage: 2.45 acres; Zoned: R-E (County zoning), U (PCD) (City equivalent). Sponsored by: Councilman Michael Mack

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The proposed ordinance annexes certain real property generally located on the southeast corner of Hualapai Way and Grand Teton Drive. The annexation is at the request of the property owner. The annexation process has now been completed in accordance with the NRS and the final date of annexation (April 25, 2003) is set by this ordinance.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

Bill No. 2003-27 and Location Map

**MOTION:****None required.****MINUTES:**

First Reading – Referred – COUNCILMEN WEEKLY and MACK

3/31/2003 Recommending Committee

4/2/2003 Council Agenda

(12:17 – 12:19)

**3-530**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**NEW BILL:**

**Bill No. 2003-28** – Annexation No. ANX-1343 – Property location: On the south side of Corbett Street, east and west of Bronco Street; Petitioned by: Bronco/Corbett LLC; Acreage: 4.54 acres; Zoned: R-E (County zoning), U (R) (City equivalent). Sponsored by: Councilman Michael Mack

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The proposed ordinance annexes certain real property generally located on the south side of Corbett Street, east and west of Bronco Street. The annexation is at the request of the property owner. The annexation process has now been completed in accordance with the NRS and the final date of annexation (April 25, 2003) is set by this ordinance.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

Bill No. 2003-28 and Location Map

**MOTION:**

**None required.**

**MINUTES:**

First Reading – Referred – COUNCILMEN WEEKLY and MACK

3/31/2003 Recommending Committee

4/2/2003 Council Agenda

(12:17 – 12:19)

**3-530**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**NEW BILL:**

**Bill No. 2003-29** – Allows the uses “Recreational Vehicle and Boat Storage” and “Mini-warehouse” by means of special use permit in the N-S Zoning District. Sponsored by: Councilman Larry Brown

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The City’s zoning regulations currently do not allow the uses “Recreational Vehicle and Boat Storage” and “Mini-warehouse” in the N-S Zoning District. This bill will allow those uses in the N-S District by means of special use permit, subject to certain minimum conditions to minimize their impact.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

Bill No. 2003-29

**MOTION:**

**None required.**

**MINUTES:**

First Reading – Referred – COUNCILMEN WEEKLY and MACK

3/31/2003 Recommending Committee

4/2/2003 Council Agenda

(12:17 – 12:19)

**3-530**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**NEW BILL:**

**Bill No. 2003-30** – Levies Assessment for Special Improvement District No. 1484 - Alta Drive (Rancho Drive to Valley View Boulevard) Sponsored by: Step Requirement

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$124,122.91

☒

**Budget Funds Available**

**Dept./Division:** Public Works/SID

☐

**Augmentation Required**

**Funding Source:** Capital Projects Fund - Special Assessments

**PURPOSE/BACKGROUND:**

Levies the assessment for the costs of street improvements and street beautification improvements (installation of 34-foot wide pavement section, curb, gutter, sidewalk, streetlights, residential driveways, landscaping, irrigation systems, and entry monumentation) along Alta from Rancho Drive to approximately 275 feet west of Lacy Lane.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

Bill No. 2003-30

**MOTION:**

**None required.**

**MINUTES:**

First Reading – Referred – COUNCILMEN WEEKLY and MACK

3/31/2003 Recommending Committee

4/2/2003 Council Agenda

(12:17 – 12:19)

**3-530**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**NEW BILL:**

**Bill No. 2003-31** – Amends Ordinance No. 5291 (creating Special Improvement District No. 808 - Summerlin Area), and approves the First Amendment to the Development and Financing Agreement related thereto. Proposed by: Richard D. Goecke, Director of Public Works

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Ordinance No. 5291, adopted February 7, 2001, provided for the acquisition, construction, and installation of street, storm sewer, sanitary sewer, and water projects in the Summerlin Area. This Bill will amend Ordinance No. 5291 to adjust the district boundary of V23A/23B, add new projects and adjust and revise project costs. The Bill will also amend the Development and Financing Agreement related to this project.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

1. Bill No. 2003-31
2. First Amendment to Development and Financing Agreement

**MOTION:**

**None required.**

**MINUTES:**

First Reading – Referred – COUNCILMEN WEEKLY and MACK

3/31/2003 Recommending Committee

4/2/2003 Council Agenda

(12:17 – 12:19)

**3-530**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: HUMAN RESOURCES**

**DIRECTOR: F. CLAUDETTE ENUS**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**CLOSED SESSION - To Be Held at Conclusion of Morning Session:**

Upon a duly carried Motion, a closed meeting is called in accordance with NRS 288.220 to discuss negotiations of the LVCEA contract

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

To discuss negotiations on the LVCEA contract.

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**GOODMAN – Motion to go into closed meeting at 1:20 p.m. in accordance with NRS 288.220 to discuss the negotiations of the LVCEA contract and to reconvene the City Council meeting at 1:30 p.m. – UNANIMOUS**

**MINUTES:**

There was no discussion.

(12:19)

**3-397**

**THE MORNING SESSION RECESSED AT 12:19 P.M.**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY CLERK**

**DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

Any items from the afternoon session that the Council, staff and/or the applicant wishes to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

**MOTION:**

**REESE – Motion to HOLD IN ABEYANCE Item 113 [ZON-1520] to 4/2/2003 and Item 92 [MSP-1409], Item 102 [VAR-1554], and Item 103 [SUP-1555] to 4/16/2003 and Item 88 [SDR-1548] to 6/4/2003 – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN explained that the delay in commencing with the afternoon session was due to a meeting with Metro regarding the HOPE program that deals with crime and chronic inebriation concerns that are becoming prevalent in the downtown area. He also commented that the full Council was also present at a personnel Executive Session.

COUNCILMAN MACK disclosed that relating to Item 92 [MSP-1409], although he is affiliated with MK², a marketing company that is doing work for Le Rouge, he would be voting on the abeyance but will abstain on any future applications.

There was no further discussion.

(1:48 – 1:52)

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: SHARON SEGERBLOM** ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 604 Brush Street. PROPERTY OWNER: ALBERT K. & BRENDA L. MAYNARD - Ward 1 (M. McDonald)

**Fiscal Impact**

<input type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b> \$1,843.00
<input checked="" type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b> Neighborhood Services/Response
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b> General Fund

**PURPOSE/BACKGROUND:**

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Neighborhood Services hired ADS Consulting, Inc. to abate the problem. The subject property was corrected by boarding and securing all entrances; removing all trash, debris, junk, cement blocks, and miscellaneous items from the carport and all yards; and by posting "No Trespassing" signs on the property.

**RECOMMENDATION:**

That the City Council: 1. Approve the report of expenses in the amount of \$1,843.00 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treas.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of Notice and Claim of Lien
8. Video shown but not submitted

**MOTION:**

**REESE – APPROVED the action of Neighborhood Services – UNANIMOUS with M. McDONALD excused**

CITY COUNCIL MEETING OF MARCH 19, 2003  
Neighborhood Services Department  
Item 80 – 604 Brush Street

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

DAVID SEMENZA, Neighborhood Services, presented a video of the subject property and stated that the condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services hired ADS Consulting, Inc. to abate the problem. The subject property was boarded and secured. All trash, junk, cement blocks and miscellaneous items from the carport and yard were removed and “No Trespassing” signs were posted on the property. MR. SEMENZA recommended that the City Council approve the report of expenses in the amount of \$1,843.00 in order that the charges be filed and recorded against the property, constituting a special assessment and lien and authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer’s Office.

The property owner was not present.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the public hearing closed.

(1:52 – 1:53)

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 52 Madras Circle. PROPERTY OWNER: DALE R. LUCREZI - Ward 3 (Reese)

**Fiscal Impact**☐**No Impact****Amount: \$2,474.35**☒**Budget Funds Available****Dept./Division: Neighborhood Services/Response**☐**Augmentation Required****Funding Source: General Fund****PURPOSE/BACKGROUND:**

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, Neighborhood Services hired K. O. Construction to abate the problem. The subject property was corrected by boarding/securing all entrances/openings; securing/removing metal sheds; removing all trash, debris, junk, playground equipment, miscellaneous items, all high/dry/dead vegetation and dog feces; and by posting "No Trespassing" signs on the property.

**RECOMMENDATION:**

That the City Council: 1. Approve the report of expenses in the amount of \$2,474.35 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treas.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien
8. Video shown but not submitted

**MOTION:**

**REESE – APPROVED the action of Neighborhood Services – UNANIMOUS with M. McDONALD excused**

CITY COUNCIL MEETING OF MARCH 19, 2003  
Neighborhood Services Department  
Item 81 – 52 Madras Circle

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

DAVID SEMENZA, Neighborhood Services, presented a video of the subject property and stated that the condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services started legal notification. When no action was taken nor appeal filed, KO Construction was hired to abate the problem. The subject property was secured by boarding all entrances and openings, removing the metal sheds, all trash, debris, miscellaneous items and dead vegetation, and “No Trespassing” signs were posted on the property. MR. SEMENZA recommended that the City Council approve the report of expenses in the amount of \$2,474.35 and that the charges be filed and recorded against the property, constituting a special assessment and lien and authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer’s Office.

The property owner was not present.

KEITH VANDERWYST, 3040 E. Charleston Boulevard, appeared and asked about the cost of abatement. MAYOR GOODMAN responded that the total was \$2,474.35.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the public hearing closed.

(1:53 – 1:55)

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 804 Sunny Place. PROPERTY OWNER: THOMAS & THERESA ALBANESE - Ward 5 (Weekly)

**Fiscal Impact**☐**No Impact****Amount:** \$2,699.75☒**Budget Funds Available****Dept./Division:** Neighborhood Services/Response☐**Augmentation Required****Funding Source:** General Fund**PURPOSE/BACKGROUND:**

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Neighborhood Services hired Weaver Construction to abate the problem. The subject property was corrected by boarding and securing the vacant house; removing high vegetation, trash, debris, outside storage, and junk vehicles; and by posting "No Trespassing" signs on the property.

**RECOMMENDATION:**

That the City Council: 1. Approve the report of expenses in the amount of \$2,699.75 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treas.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien
8. Video shown but not submitted

**MOTION:**

**WEEKLY – APPROVED the action of Neighborhood Services – UNANIMOUS with M. McDONALD excused**

CITY COUNCIL MEETING OF MARCH 19, 2003  
Neighborhood Services Department  
Item 82 – 804 Sunny Place

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

DAVID SEMENZA, Neighborhood Services, presented a video of the subject property that showed a vacant building on the property. MR. SEMENZA stated that Neighborhood Services met with the owners who agreed that the abatement should proceed. Weaver Construction was hired to abate the problem. The subject property was corrected by boarding and securing the vacant building, removing high vegetation, junk vehicles and trash and “No Trespassing” signs were posted on the property. MR. SEMENZA recommended that the City Council approve the report of expenses in the amount of \$2,699.75, that the charges be filed and recorded against the property, constituting a special assessment and lien and authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer’s Office.

The property owner was not present.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the public hearing closed.

(1:55 – 1:57)

**4-225**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 314 N. 16th Street. PROPERTY OWNER: YVONNE C. FUKUMOTO - Ward 5 (Weekly)

**Fiscal Impact**☐**No Impact****Amount:** \$19,780.00☒**Budget Funds Available****Dept./Division:** Neighborhood Services/Response☐**Augmentation Required****Funding Source:** General Fund**PURPOSE/BACKGROUND:**

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, Neighborhood Services hired C & W Enterprises to abate the problem. The subject property was corrected by removing asbestos; demolishing structures; removing storage sheds; removing high/dry vegetation, outside storage, appliances, trash, debris, and graffiti; and by posting "No Trespassing" signs on the property.

**RECOMMENDATION:**

That the City Council: 1. Approve the report of expenses in the amount of \$19,780.00 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treas.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien
8. Video shown but not submitted

**MOTION:**

**WEEKLY – APPROVED the action of Neighborhood Services – UNANIMOUS with M. McDONALD excused**

CITY COUNCIL MEETING OF MARCH 19, 2003  
Neighborhood Services Department  
Item 83 – 314 N. 16<sup>TH</sup> Street

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

DAVID SEMENZA, Neighborhood Services, presented a video of the subject property and stated that the owner of the property resides out of state. MR. SEMENZA stated that this has been an ongoing problem since May 2000. He noted that the property owner had tried to secure the building a number of times, but with no one to monitor, vagrants have continued to break in and just recently, the property was completely destroyed. The Department of Neighborhood Services hired C & W Enterprises to abate the problem. The subject property was corrected by removing asbestos and then demolishing the structure, removing the storage sheds, vegetation, discarded appliances, debris and trash. “No Trespassing” signs were posted on the property. MR. SEMENZA recommended that the City Council approve the report of expenses in the amount of \$19,780.00 in order that the charges be filed and recorded against the property, constituting a special assessment and lien and authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer’s Office.

The property owner was not present.

TODD FARLOW, 240 North 19<sup>th</sup> Street, strongly opposed the fact that there are too many vacant homes that have been neglected by owners who reside out of state. He strongly urged the passage of the bill that would address these problems.

AL GALLEGOS, citizen of Las Vegas, asked to show photographs of a dilapidated abandoned apartment building to MR. SEMENZA in hopes that some action would be taken.

There was no further discussion.

MAYOR GOODMAN declared the public hearing closed.

(1:57 – 2:01)

4-270

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PLANNING AND DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

PLANNING & DEVELOPMENT DEPARTMENT PM SESSION INDEX:

***CONSENT AGENDA***

EXTENSION OF TIME - SPECIAL USE PERMIT

**84 EOT-1518 - Gilday Family Trust**

***DISCUSSION/ACTION ITEMS***

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING

- 85 SDR-1393 - Ronald J. Richardson**
- 86 SDR-1501 - Gary L. Colemansmith**
- 87 SDR-1527 - Jermac, Limited Liability Company**
- 88 SDR-1548 - Office District Parking I, Inc. on behalf of City of Las Vegas**
- 89 SDR-1568 - Charleston Commons Associates Limited Partnership**
- 90 SDR-1582 - City of Las Vegas**

MAJOR DEVIATION OF THE SUMMERLIN DEVELOPMENT STANDARDS - PUBLIC HEARING

**91 SCD-1390 - KB Home Nevada, Inc.**

MASTER SIGN PLAN - PUBLIC HEARING

**92 ABEYANCE ITEM - MSP-1409 - D. 2801 Westwood, Inc.**

VACATION - PUBLIC HEARING

- 93 VAC-1546 - Town Center Ventures, Limited Liability Company**
- 94 VAC-1576 - Concordia Homes Nevada, Inc.**
- 95 VAC-1578 - Pulte Homes**
- 96 VAC-1584 - Trop-Jones, et al on behalf of U.S. Home Corporation**
- 97 VAC-1586 - Concordia Homes Nevada, Inc. on behalf of KB Home Nevada, Inc.**

VARIANCE - PUBLIC HEARING

- 98 VAR-1305 - Curtis Albert**
- 99 VAR-1550 - Fletcher Jones Jr. on behalf of Bill Heard**
- 100 VAR-1549 - Master Television, Inc. on behalf of CSK Auto, Inc.**

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-1549 - PUBLIC HEARING

**101 SDR-1547 - Master Television, Inc. on behalf of CSK Auto, Inc.**

# City of Las Vegas

PLANNING & DEVELOPMENT - Page Two

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City Council Meeting of March 19, 2003

- VARIANCE - PUBLIC HEARING
- 102 **VAR-1554** - Teddy Enterprises & Associates on behalf of Lamar Outdoor Advertising
- SPECIAL USE PERMIT RELATED TO VAR-1554 - PUBLIC HEARING
- 103 **SUP-1555** - Teddy Enterprises & Associates on behalf of Lamar Outdoor Advertising
- SPECIAL USE PERMIT - PUBLIC HEARING
- 104 **SUP-1422** - N V Central, Limited Liability Company et al on behalf of KB Home Nevada, Inc.
- 105 **SUP-1499** - Artisan Hotel & Spa, Limited Liability Company on behalf of Clear Channel Outdoor
- 106 **SUP-1516** - Pacific Realty Associates, L.P. on behalf of Grocery Outlet
- 107 **SUP-1523** - Bill Haden, Inc. on behalf of Hertz Local Edition
- 108 **SUP-1557** - Craig Marketplace, Limited Liability Company on behalf of G & F Foods
- 109 **SUP-1575** - Soliman Habashi & Sherin Bishara
- 110 **SUP-1598** - David B. Ober Family Trust, et al on behalf of DR Horton, Inc.
- SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-1598 - PUBLIC HEARING
- 111 **SDR-1353** - David B. Ober Family Trust, et al on behalf of DR Horton, Inc.
- REZONING - PUBLIC HEARING
- 112 **ZON-1507** - Sider Family Properties Limited Partnership
- 113 **ZON-1520** - Southwest Desert Equities, Limited Liability Company et al on behalf of Cliff's Edge, Limited Liability Company
- 114 **ZON-1577** - U.S. Home Corporation
- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1577 - PUBLIC HEARING
- 115 **SDR-1580** - U.S. Home Corporation
- REZONING - PUBLIC HEARING
- 116 **ZON-1620** - William & Jennifer Hitt
- SPECIAL USE PERMIT RELATED TO ZON-1620 - PUBLIC HEARING
- 117 **SUP-1569** - William & Jennifer Hitt
- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1620 AND SUP-1569 - PUBLIC HEARING
- 118 **SDR-1741** - William & Jennifer Hitt

# City of Las Vegas

PLANNING & DEVELOPMENT - Page Three

INDEX

City Council Meeting of March 19, 2003

- GENERAL PLAN AMENDMENT - PUBLIC HEARING  
119 **ABEYANCE ITEM - GPA-0035-02** - Mary Bartsas, et al on behalf of Carter & Burgess, Inc.
- REZONING RELATED TO GPA-0035-02 - PUBLIC HEARING  
120 **ABEYANCE ITEM - Z-0081-02** - Mary Bartsas, et al on behalf of Carter & Burgess, Inc.
- GENERAL PLAN AMENDMENT - PUBLIC HEARING  
121 **GPA-1451** - Phillip Langham on behalf of John Rader
- REZONING RELATED TO GPA-1451 - PUBLIC HEARING  
122 **ZON-1528** - John R. Rader, et al
- GENERAL PLAN AMENDMENT - PUBLIC HEARING  
123 **GPA-1301** - Coronado Bay/Sahara, Limited Liability Company
- REZONING RELATED TO GPA-1301 - PUBLIC HEARING  
124 **ZON-1300** - Coronado Bay/Sahara, Limited Liability Company
- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-1301 AND ZON-1300 - PUBLIC HEARING  
125 **SDR-1299** - Coronado Bay/Sahara, Limited Liability Company
- NOT TO BE HEARD BEFORE 4:30 P.M.***
- DESIGNATION OF HISTORIC DISTRICT - PUBLIC HEARING  
126 **ABEYANCE ITEM - DIR-1208** - City of Las Vegas

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-1518 - GILDAY FAMILY TRUST** - Request for an Extension of Time of an approved Special Use Permit (U-0193-00) to allow THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING MARKET (FIESTA DISCOUNT MARKET) at 7010 West Charleston Boulevard (APN: 138-34-402-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**REESE – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

There was no discussion.

(2:01 – 2:04)

**4-396**

**CONDITIONS:**

Planning and Development

1. Sale of alcoholic beverages shall be limited to the sale of beer and wine only.
2. The sale of individual containers of any size beer, wine coolers, or screw cap wine is prohibited.
3. Approval of this Extension of Time does not constitute approval of a liquor license.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development  
Item 84 – EOT-1518

**CONDITIONS – Continued:**

4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
6. All City Code requirements and all City departments' design standards shall be met.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - **SDR-1393 - RONALD J. RICHARDSON** - Request for a Site Development Plan Review FOR A PROPOSED 8,000 SQUARE FOOT RETAIL BUILDING (FAMILY DOLLAR); a Waiver of the parking lot landscape finger requirement; a waiver of the required landscape planter in BETWEEN THE PARKING AREA AND THE BUILDING; a waiver of the requirement to have all parking in the rear or sides of the lot; a waiver to allow an uncovered trash enclosure; and a reduction in the amount of required perimeter landscaping adjacent to the west side of Lamb Boulevard, approximately 500 feet south of Washington Avenue (APN: 140-30-701-013), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

**0****0****APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

**0****1****RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**REESE – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

RICHARD MORENO, 300 South 4<sup>th</sup> Street, thanked COUNCILMAN REESE and his staff for their assistance with this application. He noted that a meeting was held with the neighborhood and as a result he has received unanimous support.

COUNCILMAN REESE asked MR. MORENO to clarify the waivers. MR. MORENO explained that the developer asked to waive several of the parking lot landscape fingers. Relating to the trash enclosure, he stated that his client has requested approval to allow it to be uncovered.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development  
Item 85 – SDR-1393

**MINUTES – Continued:**

KEITH VANDERWYST, 3040 E. Charleston Boulevard, asked MR. MORENO whether trash could be strewn if the trash enclosure remained uncovered. MR. MORENO clarified that the area containing the compactor would be enclosed preventing any trash from escaping beyond that location. ROBERT GENZER, Planning and Development Department, stated that Condition 4 specifies that the trash enclosure must include a cover and he was not aware of staff's recommendation to delete that condition. MR. MORENO retracted his previous statements and concurred with MR. GENZER'S explanation.

TOM MCGOWAN, Las Vegas resident, asked what affect the total landscaping would have on the neighborhood. MR. MORENO stated that the developer is offering to put in more landscaping. MARGO WHEELER, Planning and Development, using the site plan, pointed out that there is a 20-foot wide planter on the front side of the building and on one corner of the site there is a 6-foot wide planter. She stated that overall, there is adequate landscaping. MR. MCGOWAN expressed his appreciation for the response and recommended City Council approve this application.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:04 – 2:10)

**4-512**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The City Council shall approve General Plan Amendment (GPA-1398), prior to the issuance of any building permits.
4. The trash enclosure shall be redesigned to include a cover.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development  
Item 85 – SDR-1393

**CONDITIONS – Continued:**

5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development  
Item 85 – SDR-1393

**CONDITIONS – Continued:**

Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current standards concurrent with on-site development activities.
15. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

18. Site development to comply with all applicable conditions of approval for Parcel Map PM-17-02 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - **SDR-1501 - GARY L. COLEMAN SMITH** - Request for a Site Development Plan Review FOR A PROPOSED 1,790 SQUARE FOOT OFFICE CONVERSION and Waivers of the perimeter and on-site Landscape Standards, the trash enclosure requirement, and to allow parking in front of the building on 0.16 acres at 420 South Jones Boulevard (APN: 138-36-210-021), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (M. McDonald). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**REESE – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

DAVID McKEE, appearing on behalf of the applicant, concurred with staff's recommendations.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:10 – 2:11)

**4-706**

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development  
Item 86 – SDR-1501

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to relocate the handicap parking space from the front yard to the rear of the building. Landscaping shall be provided along Jones Boulevard, in lieu of the parking space. The van accessible handicap space shall be striped per Title 19 standards (Section 19.10.G3a).
4. The landscape plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit, to provide a minimum fifteen wide planter along the Jones Boulevard frontage. All landscaping along Jones Boulevard and Alta Drive shall be minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters and in accordance with the planting and spacing requirements of the Las Vegas Urban Guidelines and Standards.
5. Provide information, which states the location of the garbage container inside the building.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall not be permitted. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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Planning and Development  
Item 86 – SDR-1501

**CONDITIONS – Continued:**

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Dedicate an additional 10 feet for a total radius of 25 feet and grant a chord easement on the northeast corner of Jones Boulevard and Alta Drive prior to the issuance of any permits. Coordinate with the Right of Way Section of the Department of Public Works for assistance in preparing the appropriate documents.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
15. The proposed driveway access, on site circulation and parking lot layout shall meet the approval of the Traffic Engineering Representative in Land Development prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways should be designed, located and constructed to meet the intent of Standard Drawing #222A.
16. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits for this site.
17. An update to the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis

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Planning and Development  
Item 86 – SDR-1501

**CONDITIONS – Continued:**

shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of an update to the approved Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

18. If on street parking is not already prohibited adjacent to this site, submit a written request to the Traffic Engineer to eliminate on-street parking on Jones Boulevard adjacent to this site.
19. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
20. Site development to comply with all applicable conditions of approval for Z-26-91, the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue, and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - **SDR-1527 - JERMAC, LIMITED LIABILITY COMPANY** - Request for a Site Development Review and a Waiver of certain Commercial District Development Standards FOR AN ATHLETIC/FITNESS CLUB including a reduction of the perimeter and parking lot landscape requirements, elimination of the parking lot screening requirement; elimination of the open space/plaza requirement; to allow parking lot lights thirty-three feet tall where thirty-feet is the maximum permitted; to allow the parking area to abut the building where sub-area parking is required and to allow boxed tree planters where foundation landscaping is required on 7.36 acres adjacent to the northwest corner of Vegas Drive and Rainbow Boulevard (APN: 138-22-803-001), U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack). The Planning Commission (5-1-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (5-1-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED** subject to conditions, deleting Condition 2 and amending the following Conditions:

3. Wallpack lighting on the side and rear of the building shall utilize ‘shoe-box’ fixtures. The upward directed lighting on the front façade is acceptable. Lighting standards within the parking lots shall be no more than 33 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum 10-foot wide landscape planter along Rainbow Boulevard with minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum

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Item 87 – SDR-1527

**MOTION – Continued:**

of four five-gallon shrubs for each tree within provided planters. Minimum *five foot* wide planters along the side and rear property lines with minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. Provide additional boxed planters in front of the building and provide landscape planters at the east and west ends of the buildings to better soften the hardscape. The planting plan shall consist of a variety of 24-inch box trees, not solely Date Palms as indicated. All landscaping shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards and Title 19.

17. *Dedicate 10 feet of right-of-way or grant a 10-foot wide roadway easement for the proposed deceleration lane on Rainbow Boulevard per the approved Traffic Analysis prior to the issuance of any permits for this site.*

– UNANIMOUS with GOODMAN abstaining because he patronizes the Fitness Club that is the applicant and M. McDONALD excused

NOTE: MAYOR GOODMAN stated he would be abstaining because the fitness club is helping him get into shape by walking three days a week. At his last weigh-in he lost 17 pounds. He invited the public to join them.

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open then stated his abstention.

DENNIS RUSK, Architect, appeared on behalf of the applicant along with CHAD SMITH who represents the Las Vegas Athletic Club.

MR. SMITH presented the site plan depicting the front elevation of the building. He stated that the applicant concurs with staff's recommendations with the exception of three items. One issue deals with the rotation of the parking lot at a ninety-degree angle, which would not provide easy access in and out of the parking area. Staff had also requested additional walk aisles, but each additional walk aisle would mean the loss of twenty parking spaces. The second item pertains to the lighting standards. He clarified that they are not asking for thirty-three foot tall lighting poles, but that the thirty-foot tall poles stand on three-foot mounts.

MR. SMITH took issue with the landscaping requirements. He mentioned that there is an existing 20-foot buffer located to the left side of the property; however, the Public Works staff requested a deceleration lane and although he concurs, he would like to have a minimum 10-foot landscape buffer at the front. He asked for a reduction from eight-foot to five-foot landscape

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**MINUTES – Continued:**

buffers on the north side of the property and on the west side of the property adjoining the freeway. As far as increasing the number of plants, he feels that there are adequate plants and would prefer not to add more trees. The safety of the club's members is at risk. The club is open 24 hours, and they prefer not to have any high-density foliage where people can hide. MR. SMITH concurred with Public Works amended condition regarding dedicating an easement for the proposed deceleration lane.

MR. RUSK noted that as per staff's request, park benches would be added to the front of the building. There would be additional benches in the main plaza inside the building. The trees will cast shadows during evening hours, and it might be scary for some of the people that use the facility. They will provide adequate landscaping, but prefer to have low, thick landscaping, thirty inches to three feet tall. They will provide palm trees twenty feet on center.

COUNCILMAN MACK expressed his appreciation to the applicant for resolving staff's concerns. He was also concerned about the parking and the lighting. The shadow box lighting will prevent the light from bleeding into the adjacent community. He appreciates the owner of the property working with staff regarding the easement dedication. This facility will be a great amenity for the northwest.

TOM McGOWAN, Las Vegas resident, asked about the square footage of the interior plaza, and the volume of patronage per hour and day. MR. SMITH replied that it is approximately 4,000 square feet. Typically a member will be in the facility an hour and fifteen minutes. This particular facility will have between three and four thousand workouts per day. The City only requires half of what they are providing, but they would rather provide more. In response to why there is only one street with three exits, MR. SMITH replied that staff would not allow an entrance onto the freeway. The Traffic Study they are required to obtain will determine whether other exits are warranted. COUNCILMAN MACK pointed out that before any building permits are issued, a Traffic Study must be completed and accepted by the Public Works Department.

MARGO WHEELER, Planning Manager, Planning and Development Department, outlined the amendments to Conditions 3 and 7 and the deletion of Condition 2 for the record.

BART ANDERSON, Public Works Department, read into the record the amendment of Condition 17. The applicant concurred with the amendments and deletion.

No one appeared in opposition.

CITY COUNCIL MEETING OF MARCH 19, 2003  
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**MINUTES – Continued:**

There was no further discussion.

MAYOR PRO TEM REESE declared the Public Hearing closed.

(2:11 – 2:26)

4-742

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The site plan and landscape plan shall be revised to indicate the parking rows being rotated 90 degrees so that they are perpendicular to the front of the building. Two additional walkway shall be provided through the parking area if the parking area is not rotated.
3. Wallpack lighting on the side and rear of the building shall utilize ‘shoe-box’ fixtures. The upward directed lighting on the front façade is acceptable. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights.
4. All exterior lighting shall meet the standards of Title 19.08.060(C).
5. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect site amenities such as benches in the plaza area.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum 15-foot wide landscape planter along Rainbow Boulevard with minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. Minimum eight-foot wide planters along the side and rear property lines with minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree

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**CONDITIONS – Continued:**

- within provided planters. The landscape plan shall be revised to depict two additional 24-inch box trees at the end of each parking row. Parking lot screening shall be provided in accordance with Title 19 (Section 19.08.045). Provide additional boxed planters in front of the building and provide landscape planters at the east and west ends of the buildings to better soften the hardscape. The planting plan shall consist of a variety of 24-inch box trees, not solely Date Palms as indicated. All landscaping shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards and Title 19.
8. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation on the north and west elevations.
  9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
  10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
  11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
  12. A Master Sign Plan shall be submitted for approval of the Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
  13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
  14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
  15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development  
Item 87 – SDR-1527

**CONDITIONS – Continued:**

16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Dedicate the additional 10 feet of right-of-way required for the deceleration lane on Rainbow Boulevard per the approved Traffic Impact Analysis prior to the issuance of any permits for this site.
18. Provide a public sewer stub at the south half of this parcel to a location, depth and alignment acceptable to the City Engineer. Coordinate final design and sewer path of this route with the Collection Systems Planning Section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
19. Grant a Traffic Signal Chord Easement at the northwest corner of Rainbow Boulevard and Vegas Drive prior to the issuance of any permits for this site.
20. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - **SDR-1548 - OFFICE DISTRICT PARKING I, INC. ON BEHALF OF CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED SEVEN LEVEL PARKING STRUCTURE WITH GROUND LEVEL RETAIL (405,000 Square Feet) on 1.28 acres adjacent to the east side of Third Street, between Bonneville Avenue and Garces Avenue (APN: 139-34-311-095 through 102), C-2 (General Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

1
0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

1
0

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter requesting abeyance to 6/4/2003 from City of Las Vegas Public Works Department

**MOTION:**

**REESE – Motion to HOLD IN ABEYANCE Item 113 [ZON-1520] to 4/2/2003 and Item 92 [MSP-1409], Item 102 [VAR-1554], and Item 103 [SUP-1555] to 4/16/2003 and Item 88 [SDR-1548] to 6/4/2003 – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

There was no discussion.

(1:48 – 1:52)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-1568 - CHARLESTON COMMONS ASSOCIATES LIMITED PARTNERSHIP** - Request for a Site Development Plan Review and a Waiver of the ten-foot side setback requirement FOR A PROPOSED 6,545 SQUARE FOOT METAL CANOPY ADDITION on a portion of 10.51 acres located at 201 North Nellis Boulevard (APN: 140-32-701-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up brought forward from the 2/13/2003 Planning Commission meeting Item 61

**MOTION:**

**REESE – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

NOTE: COUNCILMAN MACK disclosed that his brother, STEVEN MACK, owns a SuperPawn Shop across from this facility, but it will not have any impact on this business. He has not discussed this item with him and will be voting on this item.

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

SCOTT PIERCE, Dallas, Texas, appearing on behalf of Wal-Mart, accepted the conditions as approved by the Planning Commission. He explained for COUNCILMAN REESE that the metal canopy would be used for storage.

KEITH VANDERWYST, 3040 E. Charleston Boulevard, asked what the new setback would be. MR. PIERCE replied that the canopy will be pulled out of the 10-foot setback. The existing

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development  
Item 89 – SDR-1568

**MINUTES – Continued:**

garden center fence line was originally allowed in that setback. A new fence will not be built. COUNCILMAN REESE added that only the garden area would be covered. MR. VANDERWYST was confused as to why the waiver was requested. BART ANDERSON, Public Works, explained that originally the applicant asked to encroach into the ten-foot setback, but after meeting with staff the applicant agreed not to do so. The new construction does not encroach upon the 10-foot easement area.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:26 – 2:29)

**4-1237**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to: 1) locate the metal canopy addition a minimum of ten feet from the property line, outside of the ten-foot access easement and 2) to relocate or remove the existing Garden Center outside of the ten-foot access easement, if required by the City Engineer, per Condition #7. The metal canopy addition may be extended to cover the existing tarp-covered Garden Center, which would not require a Site Development Plan Review
4. Any section of the existing Garden Center tarp cover that is damaged or in disrepair shall be replaced or fixed.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All City Code requirements and design standards of all City departments must be satisfied.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development  
Item 89 – SDR-1568

**CONDITIONS – Continued:**

Public Works

7. All proposed improvements must be located outside the 10-foot access easement along the west property line.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - **SDR-1582 - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED CITY PARK INCLUDING SOCCER FIELDS, TENNIS COMPLEX AND RESTROOMS WITH CONCESSION FACILITIES on 107.8 acres adjacent to the southwest corner of Buffalo Drive and Washington Avenue (APN: 138-28-301-003 and 138-28-701-001), C-V (Civic) Zone, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>5</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up brought forward from the 2/13/2003 Planning Commission meeting Item 63

**MOTION:**

**BROWN – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

NOTE: COUNCILMAN MACK disclosed that his brother, STEVEN MACK, owns a SuperPawn Shop across from this facility, but it will not have any impact on this park. He has not discussed this item with him and will be voting on this item.

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

CLAIR LEWIS, Public Works Department, appeared on behalf of the City and concurred with staff's conditions.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:29 – 2:31)

**4-1358**

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 90 – SDR-1582

**CONDITIONS:**

Planning and Development

1. A detailed Site Development Plan Review application shall be administratively approved by the Planning and Development staff for each phase of the overall site development prior to approval of issuance or any permits, any site grading, and all development activity on this site.
2. The site plans submitted with each detailed Site Development Plan Review application shall depict parking and access areas within the planning phase, prior to approval of issuance or any permits, any site grading, and all development activity on this site.
3. Landscape plans shall be submitted with each detailed Site Development Plan Review application and shall depict individual plant types along with size and spacing of the individual plant materials.
4. The site plans submitted with each detailed Site Development Plan Review application shall incorporate design standards for pedestrian pathways including conceptual landscaping of pathway right-of-way areas, and cross-sections of the pathways, prior to approval of issuance or any permits, any site grading, and all development activity on this site.
5. Handicap parking shall meet the minimum dimensions as required in Section 19.10.010, including van accessible parking requirements.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All exterior lighting shall meet the standards of LVMC section 19.08.060(C).
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
9. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 90 – SDR-1582

**CONDITIONS – Continued:**

11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. In accordance with Rezoning Application Z-0017-002, submit an application to amend the Master Plan of Streets and Highways to modify the status of Cimarron Road through this site.
13. Site development to comply with all applicable conditions of approval for Z-17-02 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

MAJOR DEVIATION OF THE SUMMERLIN DEVELOPMENT STANDARDS - PUBLIC HEARING - **SCD-1390 - KB HOME NEVADA, INC.** - Request for a Major Deviation of the Summerlin Development Standards to allow the detached garage setback a minimum of six feet from back of curb where eighteen feet is the minimum required on the corner lots within the Somerset Subdivision Units 1, 2 and 3 adjacent to the southwest corner of Vista Run Drive and Desert Sunrise Road (APN: 137-34-710-002), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald). The Planning Commission (4-0-3 vote) and staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0****1****APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0****0****RECOMMENDATION:**

The Planning Commission (4-0-3 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**L.B. McDONALD – APPROVED** subject to conditions and amending Condition 6 as follows:

6. Where possible, proposed driveways shall be 5 feet or less in length from the back of curb or back of sidewalk, if sidewalk is provided, or shall be 18 feet or greater in length from the back of curb or back of sidewalk, if sidewalk is provided. *The maximum allowable driveway length within this site shall be 6.25 feet.*

– UNANIMOUS with M. McDONALD excused

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY ROBERT GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of KB Home, thanked staff for the favorable recommendation and requested that a sentence be added to Condition 6, which he read into the record. BART ANDERSON, Public Works, indicated that the modification would be acceptable.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 91 – SCD-1390

**MINUTES – Continued:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, pointed out that there is not enough room for people to walk on the sidewalk if a car is parked in the driveway. ATTORNEY GRONAUER replied that amending Condition 6 would prevent a vehicle that is five or six feet in length from parking in the driveway. Parking would be on the street or inside the garage. It is an innovative design within the Summerlin development.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:28 – 2:33)

**4-1414**

**CONDITIONS:**

Planning and Development

1. This Summerlin Certificate of Deviation shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted.
2. Obtain Summerlin Site Development Plan Review approval for this development from the City Referral Group prior to issuance of any building or grading permits.
3. The minimum detached garage setback for corner lots within the Somerset subdivision, Units 1 and 2 shall be reduced from eighteen (18) feet to five (5) feet.
4. All development must be in conformance with Summerlin Development Standards; except as provided by this approval.
5. Satisfaction of City Code requirements and design standards of all City departments.

Public Works

6. Where possible, proposed driveways shall be 5 feet or less in length from the back of curb or back of sidewalk, if sidewalk is provided, or shall be 18 feet or greater in length from the back of curb or back of sidewalk, if sidewalk is provided.
7. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first, to establish finish floor elevations of the detached garages.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 91 – SCD-1390

**CONDITIONS – Continued:**

8. Site development to comply with all applicable conditions of approval for the Somerset subdivision and all other site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE ITEM** - MASTER SIGN PLAN - PUBLIC HEARING - **MSP-1409 - D. 2801 WESTWOOD, INC.** - Request for a Master Sign Plan Review FOR AN APPROVED SEXUALLY ORIENTED BUSINESS (LE ROUGE GENTLEMEN'S CLUB) adjacent to the northwest corner of Westwood Drive and Red Oak Avenue (APN: 162-08-604-001 and 162-09-102-004), M (Industrial) Zone, Ward 1 (M. McDonald). Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
4. Staff Report
5. Submitted after final agenda – Abeyance request letter from Attorney Lazovich

**MOTION:**

**REESE – Motion to HOLD IN ABEYANCE Item 113 [ZON-1520] to 4/2/2003 and Item 92 [MSP-1409], Item 102 [VAR-1554], and Item 103 [SUP-1555] to 4/16/2003 and Item 88 [SDR-1548] to 6/4/2003 – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

COUNCILMAN MACK disclosed that relating to Item 92 [MSP-1409], although he is affiliated with MK<sup>2</sup>, a marketing company that is doing work for Le Rouge, he would be voting on the abeyance but will abstain on any future applications.

There was no discussion.

(1:48 – 1:52)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

VACATION - PUBLIC HEARING - VAC-1546 - TOWN CENTER VENTURES, LIMITED LIABILITY COMPANY - Petition to vacate U.S. Government Patent Easements generally located south of Gilcrease Avenue, west of Fort Apache Road, Ward 6 (Mack). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

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**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

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**RECOMMENDATION:**

The Planning Commission (5-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

RUSSELL SKUSE, Tetra Tech, Inc., 401 North Buffalo Drive, Suite #100, appeared on behalf of the applicant and concurred with staff recommendations.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:33 – 2:34)

**4-1524**

**CONDITIONS:**

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Relinquishment of Interest of these U.S. Government Patent Reservations, the vacation request shall be modified if necessary to conform to the approved Drainage Plan and Technical Drainage Study. The Drainage Study required by Z-0057-02 may be used to satisfy this condition.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 93 – VAC-1546

**CONDITIONS – Continued:**

2. All development shall be in conformance with code requirements and design standards of all City departments.
3. Prior to the recordation of a Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

VACATION - PUBLIC HEARING - VAC-1576 - CONCORDIA HOMES NEVADA, INC. - Petition to vacate U.S. Government Patent Easements generally located north of Deer Springs Way, approximately 675 feet east of Fort Apache Road, Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

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**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

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**RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, concurred with staff's conditions.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:34 – 2:35)

4-1551

**CONDITIONS:**

1. The Relinquishment of Interest shall be revised to exclude all U.S. Patent Easements along the Campbell Road corridor as aligned to the north of this application.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 94 – VAC-1576

**CONDITIONS – Continued:**

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Relinquishment of Interest of these U.S. Government Patent Reservations, the vacation request shall be modified if necessary to conform to the approved Drainage Plan and Technical Drainage Study. The Drainage Study required by Z-0069-02 may be used to satisfy this condition.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. Prior to the recordation of a Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

VACATION - PUBLIC HEARING - VAC-1578 - PULTE HOMES - Petition to vacate a ten-foot wide portion of a public drainage easement generally located on the south side of Iron Mountain Road, west of Rainbow Boulevard, Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

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0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

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0

**RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

VALERIE POWERS, Stantec Consulting, 7251 West Charleston Boulevard, concurred with staff recommendations.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:35 – 2:36)

**4-1585**

**CONDITIONS:**

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation of these easements, the vacation request shall be modified if necessary to conform to the approved Drainage Plan and Technical Drainage Study.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 95 – VAC-1578

**CONDITIONS – Continued:**

2. All development shall be in conformance with code requirements and design standards of all City departments.
3. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

VACATION - PUBLIC HEARING - VAC-1584 - TROP-JONES, ET AL ON BEHALF OF U.S. HOME CORPORATION - Petition to vacate portions of Bullring Lane and Bronco Street generally located south of Azure Drive, west of Jones Boulevard, Ward 6 (Mack). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

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0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0
0

**RECOMMENDATION:**

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with L.B. McDONALD not voting and M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

RUSSELL SKUSE, Tetra Tech, Inc., 401 North Buffalo Drive, Suite #100, appeared on behalf of the applicant and concurred with staff recommendations.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:36 – 2:37)

**4-1616**

**CONDITIONS:**

1. The Order of Vacation shall retain a 20 foot wide sewer easement in the Bullring Lane and Bronco Street alignments unless otherwise allowed by the City Engineer.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 96 – VAC-1584

**CONDITIONS – Continued:**

2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by Z-59-02 may be used to satisfy this condition.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City departments.
6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

VACATION - PUBLIC HEARING - VAC-1586 - CONCORDIA HOMES NEVADA, INC. ON BEHALF OF KB HOME NEVADA, INC. - Petition to vacate a portion of public right-of-way and U.S. Government Patent Easements generally located south of Deer Springs Way, east of Fort Apache Road, Ward 6 (Mack). The Planning Commission (3-0-3 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (3-0-3 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with L.B. McDONALD not voting and M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

RUSSELL SKUSE, Tetra Tech, Inc., 401 North Buffalo Drive, Suite #100, appeared on behalf of the applicant and concurred with staff recommendations.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:37)  
4-1646

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 97 – VAC-1586

**CONDITIONS:**

1. A Drainage Plan and Technical Drainage Study or other related drainage information if acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation and an Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by Z-75-02 may be used to satisfy this condition.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Vacation and the Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation and Order of Relinquishment of Interest are not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE - PUBLIC HEARING - **VAR-1305 - CURTIS ALBERT** - Request for a Variance TO ALLOW A PROPOSED DETACHED GARAGE (2,400 square feet) TO EXCEED THE FLOOR AREA OF THE MAIN DWELLING (1,850 square feet) AND TO ALLOW THE HEIGHT OF THE PROPOSED DETACHED GARAGE (19 FEET) TO EXCEED THE HEIGHT OF THE MAIN DWELLING (17 FEET) on property located at 7110 Jeanette Street (APN: 125-24-102-003), R-E (Residence Estates) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****2****City Council Meeting****1****RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up brought forward from the 2/13/2003 Planning Commission meeting Item 23

**MOTION:**

**MACK – APPROVED subject to condition – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

CURTIS ALBERT, 7110 Jeanette Street, concurred with Planning Commission recommendations.

TODD FARLOW, 240 North 19<sup>th</sup> Street, admired the applicant's project and asked that the City Council approve the application.

COUNCILMAN MACK stated that the applicant's intention is to keep his motor home in the garage.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 98 – VAR-1305

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:37 – 2:39)

**4-1684**

**CONDITIONS:**

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE - PUBLIC HEARING - **VAR-1550 - FLETCHER JONES JR. ON BEHALF OF BILL HEARD** - Appeal filed by Hamelmann Communications, Inc. from the Denial by the Planning Commission of a Request for a Variance TO ALLOW A 120-FOOT TALL FLAGPOLE WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 5501 Drexel Road (Vista Chevrolet) (APN: 125-34-501-003), C-2 (General Commercial) Zone, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>
<b>4</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>1</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter from Hamelmann Communications, Inc.
5. Support letter from Ruben & Marilyn Espalin
6. Protest letters from Walter Nieczkowski and Stephen and Josephine Johnson
7. Back up brought forward from the 2/13/2003 Planning Commission meeting Item 46

**MOTION:**

**MACK – Denied the Appeal; thereby DENYING the Variance – UNANIMOUS with GOODMAN abstaining because he is using a car provided by FLETCHER JONES, REESE abstaining because the contractor for this project is a personal friend and M. McDONALD excused**

NOTE: MAYOR GOODMAN clarified with KAREN RICHARDSON that FLETCHER JONES owns the property where Bill Heard Chevrolet is located and believes there is no direct benefit to FLETCHER JONES, if this item were approved. However, DEPUTY CITY ATTORNEY BRYAN SCOTT advised MAYOR GOODMAN to abstain as he is using a car provided by FLETCHER JONES.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 99 – VAR-1550

**MINUTES:**

MAYOR GOODMAN opened the public hearing and declared his abstention.

KAREN RICHARDSON, 815 Pilot Road, appeared on behalf of Camp and Sons and Bill Heard Chevrolet. The application request for a 120-foot tall flagpole is primarily because BILL HEARD has erected similar flagpoles across the nation at other dealerships. She indicated that a similar application was heard at the Planning Commission two weeks after this application was denied, and staff recommended approval on that particular application referencing that it was a tradition for that particular company to erect 100-foot flagpoles. She asked the City Council to approve her application, indicating that it would be reduced to 100 feet.

ROBERT GENZER, Director, Planning and Development Department, confirmed that staff's report did mention tradition regarding that particular applicant. However, while that particular applicant has received several approvals for 100-foot tall flagpoles, it does not mean that every application submitted has been approved or recommended for approval by staff. On applications of this type, the proximity of the particular location to what surrounds it, especially adjacent to single family residential, is taken into consideration. In this particular case, the request for the 120-foot pole is a 300% increase over what would be allowed at this particular location. The code allows a 40-foot pole. The Variance requires the applicant to show a hardship and staff, in this case, has provided information as to why there is no hardship. The location is relatively in close proximity to single family homes to the east. Staff believes that the height could have a detrimental affect by the noise factor and, the size of the flag flapping in the wind; therefore staff recommended denial.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked if the pole would be a combination of a flagpole and antenna. MS. RICHARDSON replied that the pole will not have any communication device. MR. FARLOW feels that applicants like Terrible Herbst and Bill Heard are using the American flag as a form of advertising.

STEPHEN REILLY, 7000 Steeple Court, adamantly opposed the application because the size of the flagpole looks like a redwood amongst bonsai trees. He concurred with MR. FARLOW'S statement that the applicant is using the flag as an advertisement. Granting this Variance might set a precedent in other neighborhoods.

KEITH VANDERWYST, 3040 East Charleston Boulevard, asked if the flag would be taken down at times and shown the respect it deserves, such as removing it during rain or storms. MS. RICHARDSON responded that Bill Heard Chevrolet would follow all the rules of etiquette for flying the American Flag. The flag is intended to fly 24-7 and it will be removed whenever required.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 99 – VAR-1550

**MINUTES – Continued:**

AL GALLEG0, citizen of Las Vegas, stated that he observed someone bundling the American Flag while it was being taken down.

MS. RICHARDSON rebutted that staff's report regarding the other application states that the 100-foot flagpole is within 500 feet of a residential area, and they recommended approval. However, in this particular application, the freeway separates the flagpole significantly. There is a dramatic increase in elevation between where this property is located and the overpass, which is less than 500 feet from Bill Heard Chevrolet. Given the fact that this property is in a general commercial area with much residential density, she believes it is benign and will not impact the general plan or the requirements for future flagpoles. She asked the City Council to approve the request.

COUNCILMAN MACK indicated that several residents expressed concern about this request. He is very patriotic and supports the flag being flown on any business, but cannot support a 120 or 100 foot flagpole at this specific site, not only for the reason for it being out of place, but for the precedent it might set for the Town Center area. He believes MR. HEARD is community minded and does a great job with his two dealerships in the Valley, but this flagpole would be seen from miles away. He would support a 40-foot pole at this location. In addition, the applicant requested a 2000-Watt candlelit powered bulb to light the flag, which would make it an advertisement sign.

There was no further discussion.

COUNCILMAN BROWN declared the Public Hearing closed.

(2:39 – 2:53)

**4-1765**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

VARIANCE - PUBLIC HEARING - VAR-1549 - MASTER TELEVISION, INC. ON BEHALF OF CSK AUTO, INC. - Request for a Variance TO ALLOW 27 PARKING SPACES WHERE 31 PARKING SPACES ARE REQUIRED AND TO ALLOW THE PROPOSED BUILDING 40 FEET FROM ADJACENT RESIDENTIAL LOTS WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 60 FEET IN CONJUNCTION WITH A PROPOSED AUTO PARTS ESTABLISHMENT (CHECKER AUTO PARTS) at 1310 East Charleston Boulevard (APN: 162-02-110-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>
<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up brought forward from the 2/13/2003 Planning Commission meeting Item 44

**MOTION:**

**REESE – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

TIM WALD, CSK Auto, Inc., 645 Missouri Avenue, Phoenix, Arizona, appeared on behalf of the applicant and the operator of the proposed CSK Auto Parts Store. He concurred with staff recommendations. He indicated that, as stipulated in Condition 13, they have been working with staff to develop the entrance into the site. It has no direct access to Charleston Boulevard. MR. WALD explained that Charleston Boulevard is a highway right-of-way, and they have been working with Nevada Department of Transportation (NDOT), who has not decided what the appropriate solution for that curb cut is. He is concerned that NDOT'S recommendation may cause them to lose one more parking space, which might reduce the variance request to 26 parking stalls.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 100 – VAR-1549

**MINUTES – Continued:**

KEITH VANDERWYST, 3040 East Charleston Boulevard, asked if anything prohibits CSK Auto, Inc. from storing containers of oils or tires outside of the building. MR. WALD replied that the site consists of a building, parking spaces, and landscaping. There is no room for a storage facility.

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated that the project does not fit and that the applicant does not have a shared parking arrangement with the adjacent tenant. He believes there is not enough room for the parking spaces.

COUNCILMAN REESE expressed the same concerns addressed by MR. FARLOW, but indicated that this area is being redeveloped. New businesses are moving in and places like the Huntridge Theater and Circle Park are being rebuilt. The proposed project would be a positive addition to the area.

MR. WALD asked if 26 parking spaces were considered in the vote. COUNCILMAN REESE responded that if it comes down to the State putting in the curb causing him to lose a parking space, the City would work with 26 parking spaces.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion for Item 100 [VAR-1549] and Item 101 [SDR-1547] was held under Item 100 [VAR-1549].

(2:53 – 3:00)  
**4-2339**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-1547].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-1549 - PUBLIC HEARING - SDR-1547 - MASTER TELEVISION, INC. ON BEHALF OF CSK AUTO, INC. - Request for a Site Development Plan Review and waivers of minimum landscape areas, minimum building setbacks on the north and east sides of the building, location of trash enclosure and loading zone FOR A PROPOSED 5,406 SQUARE FOOT AUTO PARTS ESTABLISHMENT (CHECKER AUTO PARTS) at 1310 East Charleston Boulevard (APN: 162-02-110-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

<b>2</b>
<b>1</b>

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**REESE – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

TIM WALD, CSK Auto, Inc., 645 Missouri Avenue, Phoenix, Arizona, appeared on behalf of the applicant and the operator of the proposed CSK Auto Parts Store

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion for Item 100 [VAR-1549] and Item 101 [SDR-1547] was held under Item 100 [VAR-1549].

(2:53 – 3:00)

**4-2339**

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 101 – SDR-1547

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect 24 feet of maneuvering space in the alley to the south of the building.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 101 – SDR-1547

**CONDITIONS – Continued:**

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 101 – SDR-1547

**CONDITIONS – Continued:**

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

15. Landscape and maintain all unimproved right-of-way on Charleston Boulevard adjacent to this site.
16. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE - PUBLIC HEARING - VAR-1554 - TEDDY ENTERPRISES & ASSOCIATES ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Appeal filed by Lamar Outdoor Advertising from the Denial by the Planning Commission of a request for a Variance TO ALLOW A FIFTY-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE FORTY FEET IS THE MAXIMUM HEIGHT PERMITTED at 3421 West Sahara Avenue (APN: 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****1****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter from Lamar Outdoor Advertising
5. Submitted after final agenda – Letter from Lamar Outdoor Advertising requesting abeyance

**MOTION:**

**REESE – Motion to HOLD IN ABEYANCE Item 113 [ZON-1520] to 4/2/2003 and Item 92 [MSP-1409], Item 102 [VAR-1554], and Item 103 [SUP-1555] to 4/16/2003 and Item 88 [SDR-1548] to 6/4/2003 – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

There was no discussion.

(1:48 – 1:52)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT RELATED TO VAR-1554 - PUBLIC HEARING - SUP-1555 - TEDDY ENTERPRISES & ASSOCIATES ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Appeal filed by Lamar Outdoor Advertising from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 50-FOOT TALL, 14 FOOT BY 48 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3421 West Sahara Avenue (APN: 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

1
0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0
0

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter from Lamar Outdoor Advertising
5. Submitted after final agenda – Letter from Lamar Outdoor Advertising requesting abeyance

**MOTION:**

REESE – Motion to HOLD IN ABEYANCE Item 113 [ZON-1520] to 4/2/2003 and Item 92 [MSP-1409], Item 102 [VAR-1554], and Item 103 [SUP-1555] to 4/16/2003 and Item 88 [SDR-1548] to 6/4/2003 – UNANIMOUS with M. McDONALD excused

**MINUTES:**

There was no discussion.

(1:48 – 1:52)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1422 - N V CENTRAL, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Special Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS adjacent to the southeast corner of Fort Apache Road and Severance Lane (APN: 125-17-401-001), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-0-3 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (4-0-3 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY ROBERT GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and accepted staff's conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, opposes gated communities and believes Town Center should have an open design.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:00 – 3:01)

**4-2665**

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 104 – SUP-1422

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment [GPA-1417] to M-TC (Medium Density Residential - Town Center) approved by the City Council.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The private streets shall be subject to Title 19.04.050(B) of the Las Vegas Zoning Code and to Section E.G. of the Town Center Development Standards Manual.
4. The private street shall be subject to the design standards specified in Title 18 (Las Vegas Subdivision Ordinance).
5. The City shall be permitted to examine the street to determine its compliance with approved standards.
6. All development shall conform to the Conditions of Approval for the Tentative Map and all other subsequent site related actions.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. A Homeowner's Association shall be established to maintain all private streets.
9. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
10. All previous conditions of SDR-1420 shall be ultimately complied with.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1499 - ARTISAN HOTEL & SPA, LIMITED LIABILITY COMPANY ON BEHALF OF CLEAR CHANNEL OUTDOOR -**  
Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 24-FOOT BY 26-FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the east side of Interstate 15, approximately 580 feet south of Sahara Avenue (APN: 162-09-102-005), M (Industrial) Zone, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****1****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**REESE – ABEYANCE TO 4/16/2003 – UNANIMOUS with M. McDONALD excused**

NOTE: COUNCILMAN MACK disclosed that Westwood, Inc., a client of MK<sup>2</sup> with whom he is affiliated, is located in the notification area; however, there would be no conflict and he would be voting on this application.

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

JOSH REED, 300 South 4<sup>th</sup> Street, appeared on behalf of the applicant and asked who requested that the item be held in abeyance. He asked that the item be brought forward for action. COUNCILMAN REESE explained that COUNCILMAN McDONALD had abstained on previous billboard applications and since his conflict would be taken care of within a month's time, his office requested the abeyance. MR. REED concurred.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development  
Item 105 – SUP-1499

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:02 – 2:04)

4-422

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1516 - PACIFIC REALTY ASSOCIATES, L.P. ON BEHALF OF GROCERY OUTLET - Request for a Special Use Permit TO ALLOW THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A GROCERY STORE (AARON'S) at 703 North Rancho Drive (APN: 139-29-703-002), C-2 (General Commercial) Zone, Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

<b>2</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

<b>1</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up brought forward from the 2/13/2003 Planning Commission meeting Item 51

**MOTION:**

**WEEKLY – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant, Grocery Outlet. He worked closely with COUNCILMAN WEEKLY'S office and held neighborhood meetings to address both the commercial and residential concerns expressed by the residents.

COUNCILMAN WEEKLY thanked ATTORNEY AMICK for his hard work. A portion of this plaza has been vacant for a long time. This outlet will be a great addition and a good amenity for the neighborhood.

No one appeared in opposition.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 106 – SUP-1516

**MINUTES – Continued:**

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:01 – 3:03)

**4-2728**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. The applicant shall provide handicap-parking standards that comply with the City of Las Vegas Zoning Code Title 19.10 prior obtaining building permits or Certificate of Occupancy whichever comes first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-1523 - BILL HADEN, INC. ON BEHALF OF HERTZ LOCAL EDITION** - Request for a Special Use Permit TO ALLOW AN AUTOMOBILE RENTAL FACILITY IN CONJUNCTION WITH AN EXISTING MOTOR VEHICLE DEALERSHIP (Signature Lincoln Mercury) at 3030 East Sahara Avenue (APN: 162-01-801-018 through 021), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**REESE – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

CHRIS LARSEN, Dekker, Perich, Homes, Sabatini, 1 Holmes Sabatini Way, Henderson, appeared on behalf of Hertz and accepted staff recommendations.

KEITH VANDERWYST, 3040 East Charleston Boulevard, asked if there would be an increase in the amount of cars stored at this location. MR. LARSEN replied that no more than five vehicles would be stored at any one time.

COUNCILMAN REESE stated that the car industry no longer allows loaner cars; therefore this is a way for dealerships to ensure that those people that might not have a ride home have the opportunity to rent a car. There will be no impact on the dealership or neighborhood.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 107 – SUP-1523

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:28 – 2:33)

**3-3459**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Automobile Rental use:
  - a. The use is limited to passenger vehicles only.
  - b. No more than five rental vehicles shall be stored on the site at any one time.
  - c. No vehicles shall be offered for sale on the premises.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1557 - CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY ON BEHALF OF G & F FOODS - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT (Honey Tree Cafe) at 7121 West Craig Road, Suite 101 (APN: 138-03-701-018), C-1 (Limited Commercial) Zone, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

NOTE: COUNCILMAN MACK disclosed that his brother-in-law, ANDREW DONNER, owns a Timbers Bar and Grill in the same center, but he has not spoken with him about this matter and does not believe it will impact his business; therefore he would be voting on this item.

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

COSTA FRANGAKU, Honey Tree Cafe, 7121 West Craig Road, concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:04 – 3:06)

**4-2900**

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 108 - SUP-1557

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Restaurant Service Bar use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1575 - SOLIMAN HABASHI & SHERIN BISHARA - Request for a Special Use Permit FOR A SECONDHAND DEALER at 1216 South Main Street (APN: 162-03-110-100), C-M (Commercial/Industrial) Zone, Ward 1 (M. McDonald). The Planning Commission (6-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

<b>2</b>
<b>5</b>

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

<b>0</b>
<b>1</b>

**RECOMMENDATION:**

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**REESE – DENIED – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

SOLIMAN HABASHI, 1216 South Main Street, appeared to request the Special Use Permit.

MAYOR GOODMAN asked what second-hand material he intends to sell at this location. MR. HABASHI replied that he plans to sell used appliances. MAYOR GOODMAN indicated that this is within the new Arts District, which is growing with businesses that sell clothing or used furniture. The Arts District committee feels that used furniture appeals to this type of environment, but used appliances would not be compatible in the Arts District. The Councilman who represents this area feels the same way. MR. HABASHI responded that this is his business.

TODD FARLOW, 240 North 19<sup>th</sup> Street, felt that these sites should be reserved for businesses compatible with the Arts District.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 109 – SUP-1575

**MINUTES – Continued:**

WES ISBUTT, 107 East Charleston Boulevard, pointed out that a sign on Las Vegas Boulevard directs people towards the Arts District. For some reason, the Planning Commission does not believe the Arts District is real, valid or on its way. However, that is not true. The Planning Commission should have denied the application and asked the City Council to deny the request because of its incompatibility in the Arts District's future.

CINDY FUNKHOUSER, 1228 South Casino Center, lives and owns a business in the Arts District and believes that this request does not work with what is envisioned for this district. She asked that the application be denied.

TOM MCGOWAN, Las Vegas resident, asked if an alternative site has been considered for this particular business to relocate. He asked that the item be denied and encouraged the applicant to seek another location for his business.

RICHARD GEYER, 8260 Hilton Head Court, stated that at a Las Vegas Arts District Neighborhood Association neighborhood meeting, members unanimously voted against this application. They had hoped that the City Council would consider a moratorium on approvals of special use permits for businesses that are not compatible with the Arts District, at least until July when the rules and regulations may be revised. Members of the Arts District are working with Planning and Development staff to bring forth the appropriate verbiage. He asked that the approval be postponed until that verbiage is brought forward and discussed.

AL GALLEG0, citizen of Las Vegas, commented that the City Council is denying the applicant the right to own a business at a location which he can afford. This building might remain vacant for many more months. Will saloons, tire shops and the like be removed from this area because they are not appropriate for the Arts District? He asked the City Council to approve the application.

MR. HABASHI argued that the store, which he owns, is within the C-M designation specific for this business.

COUNCILMAN REESE stated that at one time he represented this area and has had the opportunity to work closely with the Arts District. Within the last year some of their goals have been accomplished, and this can be seen the first Friday of each month. It will become a great success for the City of Las Vegas. He would like to work with the applicant to help him find a different location, but the use is not compatible at this time.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 109 – SUP-1575

**MINUTES – Continued:**

COUNCILMAN MACK supports the Arts District, but mentioned that if this use was not compatible, the applicant should have not been led down this road. These types of applications should be looked at and put in a location where they are compatible.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: MAYOR GOODMAN directed staff to meet and work with MR. HABASHI on possibly finding a new location.

(3:06 – 3:16)

**4-2966**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the secondhand dealer use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. This use shall be subject to a one-year review by the City Council as a public hearing.
4. All barbed wire shall be removed from the existing chain-link fence located at the rear of the building and a fence permit shall be obtained, if necessary.
5. The vacant overhanging sign shall be removed from the front of the building.
6. The use shall comply with the applicable requirements of Title 6 (Business Taxes, Licenses and Regulations) of the Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Main Street adjacent to this site prior to the issuance of a business license or any permits for this site. Contact the Right-of-Way section of The Department of Public Works for assistance in the preparation of the required documents. This requirement will not be enforced if it is determined that a permanent structure improvement exists within the area to be dedicated.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1598 - DAVID B. OBER FAMILY TRUST, ET AL ON BEHALF OF DR HORTON, INC. - Request for a Special Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS AND A WAIVER TO ALLOW ONE ACTIVE GATED ENTRANCE WHERE TWO IS THE MINIMUM REQUIRED BY THE TOWN CENTER DEVELOPMENT STANDARDS on 20.41 acres adjacent to the south side of Elkhorn Road, approximately 330 feet east of Fort Apache Road (APN: 125-20-101-002, 003, 010 and 011), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation], PROPOSED: TC (Town Center) Zone], Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>1</b>

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

JEFF ANDERSON, DR Horton, 3513 East Russell Road, concurred with staff's conditions.

TODD FARLOW, 240 North 19 Street, opposes gated communities within Town Center.

TOM McGOWAN, resident of Las Vegas, asked about the population density of this project and how long would it take for residents to get out in case of an emergency, having only one entrance. MR. ANDERSON replied that the proposed project consists of 243 units with an 11.9 density. There will be two entrances to the community. Given that response, MR. McGOWAN supported the request.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 110 – SUP-1598

**MINUTES – Continued:**

COUNCILMAN MACK mentioned that the site plan was amended to show two gates.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion pertaining to Item 110 [SUP-1598] and Item 111 [SDR-1353] was held under Item 110 [SUP-1598].

(3:16 – 3:18)

**4-3514**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment [GPA-1350] to MLA-TC (Medium-Low Attached Density Residential - Town Center) and a Rezoning [ZON-1351] to a TC (Town Center) Zoning District approved by the City Council.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The private streets shall be subject to Section 19.04.050(B) of the Las Vegas Zoning Code and to Section E.G. of the Town Center Development Standards Manual.
4. The private street shall be subject to the design standards specified in Title 18 (Las Vegas Subdivision Ordinance).
5. The City shall be permitted to examine the street to determine its compliance with approved standards.
6. All development shall conform to the Conditions of Approval for the Tentative Map and all other subsequent site related actions.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. A Homeowner's Association shall be established to maintain all private streets.
9. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 110 – SUP-1598

**CONDITIONS – Continued:**

10. All previous conditions of ZON-1351 and SDR-1353 shall be ultimately complied with.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-1598 - PUBLIC HEARING - **SDR-1353 - DAVID B. OBER FAMILY TRUST, ET AL ON BEHALF OF DR HORTON, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 249-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF THE PERIMETER WALL REQUIREMENTS OF THE TOWN CENTER DEVELOPMENT STANDARDS on 20.41 acres adjacent to the south side of Elkhorn Road, approximately 330 feet east of Fort Apache Road (APN: 125-20-101-002, 003, 010 and 011), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation], PROPOSED: TC (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**1**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**1**

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

JEFF ANDERSON, DR Horton, 3513 East Russell Road, concurred with staff's conditions.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 111 – SDR-1353

**MINUTES – Continued:**

NOTE: All discussion pertaining to Item 110 [SUP-1598] and Item 111 [SDR-1353] was held under Item 110 [SUP-1598].

(3:16 – 3:18)  
**4-3514)**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment [GPA-1350] to MLA-TC (Medium-Low Attached Density Residential - Town Center) and a Rezoning [ZON-1351] to a TC (Town Center) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, in particular the number of units to be limited to 243 units, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 12 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of zero feet to the front of the house, eight feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, and 18 feet in the rear.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect an entrance to the development from Dorrell Lane that meets the standard for gated entrances, to the satisfaction of the Public Works Department.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters, along the Dorrell Lane, Campbell Road, Fort Apache Road and Elkhorn Road perimeters of the site.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 111 – SDR-1353

**CONDITIONS – Continued:**

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall segments that do not directly abut private rear yard areas within the development shall conform to Town Center perimeter wall requirements that call for wrought iron and pilaster-style walls. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Provide a public sewer stub at the western edge of the proposed "D" Street to service parcel 125-20-101-001.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. A Master Streetlight Plan of public street lights shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 111 – SDR-1353

**CONDITIONS – Continued:**

17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. The proposed 35-foot wide private streets are acceptable provided no parking is permitted on at least one side of the roadway. All required signage and/or curbside painting shall be maintained by the Homeowner's Association.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1351 and all other subsequent site-related actions.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REZONING - PUBLIC HEARING - **ZON-1507 - SIDER FAMILY PROPERTIES LIMITED PARTNERSHIP** - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking) on 0.15 acres located at 523 South 8th Street (APN: 139-34-810-053), PROPOSED USE: OFFICE, Ward 1 (M. McDonald). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**REESE – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

CHRIS GIDDINGS, Century 21, 9420 West Sahara Avenue, Suite #200, appeared on behalf of the applicant.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:18 – 3:20)

**4-3664**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 112 – ZON-1507

**CONDITIONS – Continued:**

2. A Site Development Plan Review application approved by the Planning Commission (Public Hearing) and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
5. Landscape and maintain all unimproved right-of-way on 8<sup>th</sup> Street adjacent to this site.
6. Submit an Encroachment Agreement for all landscaping and private improvements located in the 8<sup>th</sup> Street public right-of-way adjacent to this site prior to occupancy of this site.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 112 – ZON-1507

**CONDITIONS – Continued:**

Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**REZONING - PUBLIC HEARING - ZON-1520 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF CLIFF'S EDGE, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) Zone on 297.50 acres and to Establish a Master Plan for the Cliff's Edge Development adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**5****0****APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0****0****RECOMMENDATION:**

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Abeyance request from Kummer Kaempfer Bonner & Renshaw

**MOTION:**

**REESE – Motion to HOLD IN ABEYANCE Item 113 [ZON-1520] to 4/2/2003 and Item 92 [MSP-1409], Item 102 [VAR-1554], and Item 103 [SUP-1555] to 4/16/2003 and Item 88 [SDR-1548] to 6/4/2003 – UNANIMOUS**

**MINUTES:**

There was no discussion.

(1:48 – 1:52)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING - PUBLIC HEARING - **ZON-1577 - U.S. HOME CORPORATION** - Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Unit per Acre) on 35.06 acres adjacent to the northwest and northeast corners of Rainbow Boulevard and Azure Drive (APN: 125-26-101-003, 125-27-502-005, and 125-26-101-002), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack). The Planning Commission (5-1-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

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<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (5-1-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

MIKE VIALPANDO, Lochsa Engineering, 5828 Spring Mountain Road, #308, accepted all the conditions for both applications, with the exception of Condition 13 of Item 115 [SDR-1580]. The condition has been met, and he asked that it be deleted. He mentioned that at the Planning Commission meeting the question was asked as to how the church, located on the northwest corner of the site, gains access. He explained that the site plan was amended to show a 24-foot wide private drive that will provide access to the church property.

BART ANDERSON, Public Works Department, confirmed that the applicant complied with Condition 13, and that it does not really need to be deleted, but he would not object to its removal if the City Council so chooses.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 114 – ZON-1577

**MINUTES – Continued:**

TOM McGOWAN, Las Vegas resident, asked how much of the initial rural designation aspect of this project would remain in place. MR. VIALPANDO responded that the nature of the property would be residential. A considerable amount of open space will be added. MR. McGOWAN commented that the City Council does not appear to be fully informed about applications that come before them.

COUNCILMAN MACK thanked the applicant for working with the church and providing the 24-foot buffering.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion pertaining to Item 114 [ZON-1577] and Item 115 [SDR-1580] was held under Item 114 [ZON-1577].

(3:20 – 3:25)

**5-46**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct half-street improvements including appropriate overpaving on Rio Vista Street, Azure Drive, and the full-width improvements on Rainbow Boulevard adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
4. Extend a public sewer stub northward to Assessor Parcel #125-26-101-004 at a location and at a depth acceptable to the City Engineer concurrent with development of this site. Appropriate public sewer easements shall be provided or retained for all public sewers not located within existing public right-of-way.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 114 – ZON-1577

**CONDITIONS – Continued:**

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1577 - PUBLIC HEARING - **SDR-1580 - U.S. HOME CORPORATION** - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 35.06 acres adjacent to the northwest and northeast corners of Rainbow Boulevard and Azure Drive (APNs: 125-26-101-003, 125-27-502-005, and 125-26-101-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Unit per Acre) Zone], Ward 6 (Mack). The Planning Commission (5-1-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (5-1-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions and deleting Condition 13 – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

MIKE VIALPANDO, Lochsa Engineering, 5828 Spring Mountain Road, #308, accepted all the conditions for both applications.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 115 – SDR-1580

**MINUTES – Continued:**

NOTE: All discussion pertaining to Item 114 [ZON-1577] and Item 115 [SDR-1580] was held under Item 114 [ZON-1577].

(3:20 – 3:25)

**5-46**

**CONDITIONS:**

Planning and Development

1. A Rezoning [ZON-1577] to an R-PD2 (Residential Planned Development - 2 Units per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 115 – SDR-1580

**CONDITIONS – Continued:**

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
14. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. Site development to comply with all applicable conditions of approval for ZON-1577 and all other subsequent site-related actions.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**REZONING - PUBLIC HEARING - ZON-1620 - WILLIAM & JENNIFER HITT -**  
Request for a Rezoning FROM: U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation] TO: T-C (Town Center) on 6.14 acres adjacent to northwest corner of Durango Drive and Deer Springs Way (APN: 125-20-201-016 and 019), PROPOSED USE: COMMERCIAL, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

WILLIAM DOUGLAS HITT, 2208 Alia Court, property owner, concurred with staff's conditions.

TOM McGOWAN, Las Vegas resident, asked for the total number of seats. MR. HITT replied that the seating capacity would be approximately 80 to 100.

TODD FARLOW, 240 North 19<sup>th</sup> Street, referring to Map #6 of the Trails Project indicated that there is a multi-use trail on Deer Springs Way and Durango Drive that goes into the Town Center arterial trail. He asked if staff had any problems regarding this trail. MARGO WHEELER, Planning Manager, replied that a section was included in the staff report to ensure that the trail requirements are met.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 116 – ZON-1620

**MINUTES – Continued:**

CRAIG BROOKSBY, 6260 Whispering Brook Court, indicated that he submitted an application for a 12-story building west of that property, which will conform to the intent of Town Center. The project will comply with the Town Center design standards in the UC-TC area, which show that tall buildings are compatible. He and MR. HITT intend to make that corner look very good. MR. HITT complimented MR. BROOKSBY on his vision for this corner, a vision he shares. Once the market dictates a need for it, he intends to build a 12-story building with lofts, sort of a residential type high-rise in that area.

COUNCILMAN MACK was excited about the density and height, making it compatible with the Town Center concept. He thanked the applicant for working with staff to provide a two-story tavern.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion pertaining to Item 116 [ZON-1620], Item 117 [SUP-1569] and Item 118 [SDR-1741] was held under Item 116 [ZON-1620].

(3:25 – 3:38)

**5-196**

**CONDITIONS:**

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Submit a Development Agreement, as required by Town Center Development Standards per Section 19.18.090, prior to the issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Hitt Center Court (AKA Haley Avenue), 40 feet of right-of-way adjacent to this site for Deer Springs Way, a 54 foot radius at the northwest corner of Durango Drive (AKA El Capitan Way) and Deer Springs Way, and a 25 foot radius at the southwest corner of Durango Drive (AKA El Capitan Way) and Hitt Center Court (AKA Haley Avenue) prior to the issuance of any permits.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 116 – ZON-1620

**CONDITIONS – Continued:**

4. Construct half-street improvements including appropriate overpaving, if legally able on Deer Springs Way and Hitt Center Court (AKA Haley Avenue) adjacent to this site that meet Town Center Standards concurrent with development of this site.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 116 – ZON-1620

**CONDITIONS – Continued:**

approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SPECIAL USE PERMIT RELATED TO ZON-1620 - PUBLIC HEARING - **SUP-1569 - WILLIAM & JENNIFER HITT** - Request for a Special Use Permit FOR A 6,622 SQUARE FOOT TAVERN on a portion of 5 acres adjacent to northwest corner of Durango Drive and Deer Springs Way (APN: 125-20-201-019), U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use – Town Center) General Plan Designation], [PROPOSED: T-C (Town Center)], Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

WILLIAM DOUGLAS HITT, 2208 Alia Court, property owner, concurred with staff's conditions.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion pertaining to Item 116 [ZON-1620], Item 117 [SUP-1569] and Item 118 [SDR-1741] was held under Item 116 [ZON-1620].

(3:25 – 3:38)

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 117 – SUP-1569

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements of the Town Center Development Standards Manual for Pubs, Bars & Lounges (Taverns, etc.) use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-1620) and Site Development Plan Review (SDR-1741).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1620 AND SUP-1569 - PUBLIC HEARING - **SDR-1741 - WILLIAM & JENNIFER HITT** - Request for a Site Development Plan Review FOR A PROPOSED 6,622 SQUARE FOOT TAVERN on a portion of 5 acres adjacent to the southwest corner of El Capitan Way and Haley Avenue (APN: 125-20-201-019), U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation], [PROPOSED: TC (Town Center)], Ward 6 (Mack). The Planning Commission (5-1-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**2**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**0**

**RECOMMENDATION:**

The Planning Commission (5-1-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

WILLIAM DOUGLAS HITT, 2208 Alia Court, property owner, concurred with staff's conditions.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 118 – SDR-1741

**MINUTES – Continued:**

NOTE: All discussion pertaining to Item 116 [ZON-1620], Item 117 [SUP-1569] and Item 118 [SDR-1741] was held under Item 116 [ZON-1620].

(3:25 – 3:38)

**5-196**

**CONDITIONS:**

Planning and Development

1. The proposed Pub, Bar, Lounge (Tavern, Etc.) shall be a minimum of two full stories.
2. A Rezoning (ZON-1620) to a TC (Town Center) Zoning District approved by the City Council.
3. A Special Use Permit (SUP-1569) for a Pub, Bar or Lounge (Tavern, Etc.) approved by the City Council.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. A text amendment of the Town Center Development Standards (TCDS) shall be filed to change Haley Avenue from an 80-foot street to a sixty-foot street.
6. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect a) meeting minimum standards regarding Building Façade, Exterior Features, Building Height, Stepbacks and Build-to-Line Standards are required in Section D.1 of the Town Center Development Standards, as well as other applicable standards. b) An outdoor seating area between the building and the street. c) Haley Avenue shall be narrowed at the intersection of Durango per Figure 7 of the Town Center Development Standards. d) Provide the required amount of handicap parking in accordance with Title 19.10.G. e) Trash enclosures shall meet Title 19.08.045 standards, which require enclosed and roofed trash enclosures. f) Wheel stops, handicapped parking, and loading spaces shall be in accordance with LVMC 19.10.010.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 118 – SDR-1741

**CONDITIONS – Continued:**

8. A revised landscaping plan must be submitted prior to or at the same time application is made for a building permit to reflect: El Capitan Way as Durango Drive (an 120 foot Town Center Parkway Arterial) with a five foot amenity zone and a 9'-6" sidewalk. Deer Springs (an 80 foot Town Center Arterial) with a three-foot amenity zone and five foot sidewalk. Landscape islands shall meet minimum Landscape Island and Tree Requirements in Section D.2.B.7, which include one tree for every six uncovered parking spaces. The project shall meet the 20 percent open space requirement in Section 19.06.110.E.
9. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation of the south and west elevations to be identical in theme and materials to the north and east elevations.
10. Pursuant to the Town Center Development Standards signs in the Urban Center Mixed-Use district (UC-TC) a Master Sign Plan is required and approved by the Centennial Hills Town Center Architectural Review Committee.
11. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 118 – SDR-1741

**CONDITIONS – Continued:**

15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1620 and all subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE ITEM** - GENERAL PLAN AMENDMENT - PUBLIC HEARING -  
**GPA-0035-02 - MARY BARTSAS, ET AL ON BEHALF OF CARTER & BURGESS, INC.** - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium-Low Density Residential) TO: SC (Service Commercial) on 34.43 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (APN: 138-02-601-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**77**  
**7**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**25**  
**0**

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to condition as amended: The Service Commercial *shall be limited to the area not within 200 feet of adjacent existing residential development.***  
**– UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared together with DICK BONAR, 8275 South Eastern Avenue, on behalf of MARY BARTSAS. ATTORNEY KAEMPFER thanked the City Council for trailing the item. He indicated that the property is located on Craig Road and Jones Boulevard, which are two major arterial streets. Service Commercial is planned to the east, south and west of the site. The Planning Commission unanimously recommended approval of the General Plan Amendment.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 119 – GPA-0035-02

**MINUTES – Continued:**

Regarding the rezoning, ATTORNEY KAEMPFER stated that the property to the east is designated C-1. There is an existing shopping center to the west zoned C-1, to the south is C-2 and R-E. However, under the recent amendment it was changed to C-1. The concern is protecting the existing residential development to the north and west of this site. Several suggestions were made, one of which was to provide a 75 to 100-foot landscape buffer along that site. However, the proposal that the City Council will consider is single-story commercial professional use that is immediately adjacent to residential, consisting of small single-story buildings that would serve as an appropriate buffer to the residential to the north.

MR. BONAR indicated that the landscape buffer is 20-feet wide with double rows of Pine trees, with a one story structure having a four-sided architecture tile roof. The combination of the wider landscape and the single story and the well-designed professional building for office use, makes a good transitional use between residential and denser uses. ATTORNEY KAEMPFER asked that that property be zoned C-O, so that the buffer would remain.

ROBERT GENZER, Director, Planning and Development Department, clarified that the recommendation of approval by the Planning Commission was that SC was not for the entire site. By condition, it was limited to the south 960 feet of the frontage along Jones Boulevard. By the recommendation of the Planning Commission, the northerly portion of that site would retain its current designation, which is Medium Low Density Residential. ATTORNEY KAEMPFER confirmed MR. GENZER'S clarification, noting that the property indicated by staff was suggested to be a residential buffer. Instead he proposed the C-O buffer.

HAROLD MATTHEWS, 6112 Burnt Hills Drive, purchased his home in 1988 and asked that the City Council deny the request. He noted that the property would be appropriate for residential.

MARY PACE, 6104 Wadsworth Court, asked that the Mayor and City Council deny Item 119 [GPA-0035-02] and Item 120 [Z-0081-02] and allow the area to remain residential. The plan before the City Council is not the plan submitted at the Planning Commission or the plan that the Planning Commission recommended to the City Council. They want the rezoning to commercial without having a real vision for this corner. The residents of High Country Estates are aware that this property will not remain R-E. They accepted the possibility that there might be six to eight houses on an acre and that the density might change. The residents accepted single-story office buildings on the corner, not only on the piece of the land that buffers residential. The residents strongly object to the piecemeal approach. She asked that a site plan be provided for the entire corner.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 119 – GPA-0035-02

**MINUTES – Continued:**

TOM McGOWAN, Las Vegas resident, concurred with the previous speaker in that there is no plan and asked when the City Council would insist upon a coherent master plan approach to these kinds of developments.

TIM HARTMAN ZURBICK, 6221 Burnt Hills Drive, stated that last September the residents of High Country Estates were approached by a developer who had a vision of how to develop this property, but the residents did not agree with that vision because it would affect their quality of life. In fact, there is no developer for this property. The original developer wanted to put in a big box type store, with at least a 300-foot buffer above that particular C-1 zoned parcel, as the Planning Commission recommended. The residents still do not want a big box store in their neighborhood. The residents realize that this area needs to be developed, and through discussion with COUNCILMAN MACK, they were told about what the options might be, which included professional offices, similar to those found in Bradley/Gowan Park. These items were held in abeyance at the last City Council meeting so that the owner could work with the developer to present a better plan. When the residents finally met with representatives of the Skancke Company, what was presented was not the 300 feet of buffer development, but a thin strip of 100 feet. He asked the City Council to maintain the current zoning or hold the item in abeyance indefinitely until a developer with a new vision comes forward.

FRANCISCO MONROIG, 6113 Burnt Hills Drive, said his property abuts the subject property. There is no need for any commercial in this area. If they took the time to sell this as residential, the entire piece would make a wonderful extension of the High Country Estates. There is no need for any commercial. Originally, the developer had talked about a buffer of 100 feet, now they are building on that buffer. The buildings were to be one story, but they presented 26-feet high buildings. Parking is 20 feet from his wall. There is no reason why this should be approved for anything but one-story residential.

TODD FARLOW, 240 North 19<sup>th</sup> Street, agreed with the previous speakers. There already is existing commercial, and it should remain residential in this area.

WILLIAM PACE, 6104 Wadsworth Court, stated that there is commercial on the east and south of the residential properties. The corner should remain residential. Why should the residents sacrifice their quality of life?

MAYOR GOODMAN commented that he tries to apply his judgment equally and this reminds him of discussions held regarding the piece of property south of Charleston Boulevard on Rancho Drive. It was decided that if there was going to be any kind of commercial that it would be one-story with landscaping, that would fit into the neighborhood and not disturb the quality of life.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 119 – GPA-0035-02

**MINUTES – Continued:**

ATTORNEY KAEMPFER rebutted that the property in question is immediately adjacent to and surrounded by commercial property. Staff is recommending the General Plan Amendment with the correction as given by MR. GENZER. The Planning Commission recommended that at least 960 feet of frontage be Service Commercial. The subject property is sandwiched between an existing shopping center and a 100-foot wide right-of-way, making it unfeasible to put residential in this particular area. The commercial has no impact on schools. It makes sense, and there is a real issue as to how the people to the north and to the west are buffered. A buffer of 75 or 100 feet of just trees was suggested. Planning Commission recommended that that be 330 feet of other residential. The residents are entitled to a buffer there, and he believes the single story office provides that buffer.

MR. BONAR commented that the neighbors were told that they did not have an overall plan because the developer who was involved earlier had backed out. There are two other developers who are ready and willing to come back with specific design plans and show those during a public hearing. ATTORNEY KAEMPFER added that the reason the first developer backed out was because he was a commercial not a residential developer. The suggestion to build 330 feet of residential was disingenuous. The owner of the property has had conversations with several commercial developers who want to do a commercial center, provided they get the necessary zoning.

MAYOR GOODMAN indicated that there is a sort of precedence as to what was done in Ward 1. He would feel more comfortable if he saw what was going to go on the property in question, but without that information and just a general description of the project, he cannot support it.

COUNCILMAN MACK asked MR. GENZER to explain the R-E zoning for parcels throughout the communities. MR. GENZER explained that the property is located on a major intersection, Jones Boulevard and Craig Road. In this particular case, there is SC or C-1 to the west, east, south and to the southeast. Therefore, it is a difficult situation to say that there should not be some form of commercial-type use on this property. The question is whether or not the entire site should have that type of characteristic or deference should be given to the fact that to the north, northwest, and northeast there is residential. That is why staff made the recommendation that only the southerly 960 feet go to a Service Commercial use and that the northerly portion, approximately 330 feet be retained for a residential type use, understanding that the medium-low density allows up to eight units per acre, which is greater than the existing uses, which are single family and approximately 4.5 units per acre. But because of the nature of the site, there should be some additional density given, and that is reflected by the current general plan.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 119 – GPA-0035-02

**MINUTES – Continued:**

COUNCILMAN MACK pointed out that this item deserves attention, not only for the community, but also for the applicant. He met with the neighboring community and talked at length about having residential on this large parcel of land. He was honest when he told them that they would not see the same type of houses and possibly not the same use. There has to be some middle ground and what works best. Higher density housing and garden offices were discussed, similar to the Ribero-type office garden found in the Rancho area. He is not happy with a 100-foot buffering for this community and the affected adjacent residents. But at the same time, he understands that there is commercial in the adjacent areas. He reassured the Mayor and those residents that there is a happy medium.

COUNCILMAN MACK indicated that the commercial uses are not only compatible but sensible on the Craig Road frontage. The property on the south side of Craig has the potential to become a power center making residential here undesirable. If he had a magic wand he would put the land use on that parcel and make it all residential and compatible with the neighborhood, but reality is that this will not happen. He is willing to make concessions. He asked that there be 180 feet of office space, with a 20-foot buffering and that the office space be wrapped all the way around. He asked that the entrance closer to Jones Boulevard be moved. He commented that this has been one of the hardest land use decisions he has ever had to make, but this is an area that needs to be corrected now. He understands the residents' frustration at not being able to see a site plan, but there will be proper notification and ample time for public input. The site plan will come before the Planning Commission, as well as the City Council.

He has supported commercial development in Town Center on existing commercially-designated land. This parcel is different from any others because commercial land exists on three sides of it. The homeowners on the north expected a low-intensity use next to them, and he wants to protect that privacy. Therefore, he recommended approval for Service Commercial, except for the portion within 200 feet of any existing residents adjacent to this site, which shall be designated Office land use. MR. BONAR accepted his recommendation. MAYOR GOODMAN advised the applicants that when they come back with a site plan, that it be compatible with either residential or similar to the Ribero-type concept. MR. GENZER indicated that COUNCILMAN MACK'S amendment would replace Condition 1.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: See Item 120 [Z-0081-02] for related discussion.

(4:13 – 4:46)

**5-1683**

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 119 – GPA-0035-02

**CONDITIONS:**

1. The Service Commercial shall be limited to the south 960 feet of frontage along Jones Boulevard as depicted on the revised Site Development Plan submitted at the Planning Commission meeting.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**ABEYANCE ITEM** - REZONING RELATED TO GPA-0035-02 - PUBLIC HEARING - **Z-0081-02 - MARY BARTSAS, ET AL ON BEHALF OF CARTER & BURGESS, INC.** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 34.43 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (APN: 138-02-601-004), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>77</b>
<b>7</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>25</b>
<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED** subject to conditions and amending the following conditions:

1. A General Plan Amendment (GPA-0035-02) to SC (Service Commercial) and O (Office) designation approved by the City Council. *The portion of this site within 200 feet of any adjacent existing residential development shall be designated as O (Office) with the remainder of the parcel designated SC (Service Commercial).*
4. A Site Development Plan Review application approved by the Planning Commission and City Council *at a public hearing* prior to issuance of any permits, any site grading, and all development activity for the site.
6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. *Unless specifically directed otherwise by the City Traffic Engineer, there shall be no driveway accessing this site from Jones Boulevard located farther north than the northern most allowable driveway to the commercial parcel directly east of this site.*

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 120 – Z-0081-02

**MOTION – Continued:**

And the following added conditions:

- *All buildings in the O (Office) portion of this site must be single story and may not exceed 26 feet in height. The site plan shall depict a staggered layout of buildings in a garden style design.*
- *A minimum 20-foot landscape planter with two staggered rows of Mondale Pines shall be installed adjacent to any existing single-family homes abutting this site.*
- *No commercial driveways or trash enclosures shall be allowed adjacent to the required 20-foot wide landscape.*

– UNANIMOUS

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

COUNCILMAN MACK indicated that the Office zoning be designated on the portion of the site within 200 feet of any adjacent existing residents. He asked that Condition 1 be amended to read a General Plan Amendment Service Commercial and Office designations. The portion of this site adjacent to existing residential shall be designated as Office with the remainder of the parcel designated Service Commercial. He amended Condition 4 to require the Site Development Review be a public hearing. He also added new conditions requiring that all buildings in the Office portion of this site must be single story and not exceed 26 feet in height, and that the site plan depict a staggered layout of buildings in a garden-style design, similar to the Ribero garden office on Rancho Drive; that a minimum 20-foot landscape planter with two staggered rows of Mondale Pines may be installed adjacent to any existing single-family homes abutting this site, and that no commercial driveways or trash enclosures shall be allowed adjacent to the required 20-foot wide landscape. MR. GENZER clarified that in Condition 1, since this is the zoning portion of the request that the corresponding zoning for the northern 200 feet is O (Office) and the corresponding zoning for the balance of the site is C-1 (Limited Commercial). COUNCILMAN MACK accepted the clarification.

In response to COUNCILMAN MACK'S direction to relocate the driveways on Jones Boulevard southward, BART ANDERSON, Public Works Department, recommended that the following wording be added to the end of Condition 6: Unless specifically directed otherwise by the City Traffic Engineer, there shall be no driveway accessing this site from Jones Boulevard located farther north than the northern most allowable driveway to the commercial parcel directly east of this site.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 120 – Z-0081-02

**MINUTES – Continued:**

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: See Item 119 [GPA-0035-02] for related discussion.

(4:13 – 4:46)

**5-1683**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-0035-02) to a SC (Service Commercial) land use designation approved by the City Council. The area designated for SC (Service Commercial) uses shall be limited to the southern 960 feet of frontage along Jones Boulevard as depicted on the revised site development plan presented to the Planning Commission on November 21, 2002.
2. An accompanying subdivision map to create a separate parcel shall be submitted and approved prior to issuance of any building permits.
3. A Resolution of Intent with a two-year time limit.
4. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 120 – Z-0081-02

**CONDITIONS – Continued:**

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-1451 - PHILLIP LANGHAM ON BEHALF OF JOHN RADER - Request to amend a portion of the Centennial Hills Sector Plan FROM: L (Low Density Residential) TO: O (Office) on 3.21 acres adjacent to the northwest corner of Ann Road and Leggett Road (APN: 125-28-801-014, 016, and 018), Ward 6 (Mack). The Planning Commission (4-3 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

17
5

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

20
3

**RECOMMENDATION:**

The Planning Commission (4-3 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Back up brought forward from the 2/13/2003 Planning Commission meeting Item 10
5. Submitted at City Council meeting – Agreement between John R. Rader and adjacent neighbors submitted by Attorney Curran

**MOTION:**

**MACK – DENIED – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BILL CURRAN, Curran and Parry, 300 South 4<sup>th</sup> Street, appeared on behalf of the applicant. Since filing the application, he has continually worked with the neighborhood trying to find a way to reconcile some inconsistent uses in the neighborhood. He is not certain that there will be 100% neighborhood support, but believes there will be substantial approval. ATTORNEY CURRAN indicated that on the east side of Leggett Road is C-1 with an existing tavern, a tire store, a mini storage and some pads yet to be developed. These projects were done when the property was under the County's jurisdiction. When the owners wanted to develop the property, the residents expressed concern because they did not want a tavern.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 121 – GPA-1451

**MINUTES – Continued:**

Nonetheless, when the property was annexed into the City the zoning was already in place and the people who owned that property went forward with their development. There was nothing that the Council could do. This has had an effect on his client's property who has been trying to find some use that could buffer the more intense commercial on the east side. His client proposes an office complex for dental or doctor offices. Many residents support such uses because they are not available in this particular area. Some residents have expressed concern that this project was somehow an effort to do something that would replicate the kinds of uses on the other side of the street. In fact, ATTORNEY CURRAN stated that he has had some difficulty in convincing the residents of his client's good faith intentions. When the mini storage was proposed and built under conditions that infuriated the neighbors, it created distrust towards the City and all developers. His client had nothing to do with that or with the development of the current shopping center.

ATTORNEY CURRAN stated that his client is trying to come up with a plan that would create uses that will utilize these three small parcels and buffer the existing residential properties. Immediately to the north, there are four half-acre lots that have horses. The attention has been focused on trying to satisfy the concerns of those neighbors. He indicated that his client and the neighbors prepared a written agreement, copies of which he submitted for the record. His client agreed to transfer 30 feet of his property along the north property line to the neighbors to the north. That will resolve the problem of having the buildings back up against the existing block wall. An eight-foot block wall would be built on what will be the new property line, 30 feet south of its current location. Improvements will be made to the existing six-foot wall with gates so the residents can have access to that area. A 25-foot buffer with Pine trees will be installed between the new property line and the building. The neighbors suggested that the building be redesigned because they believe it will help buffer the existing residences by preventing parking lot activities. In addition, the residents are concerned about lighting spilling into their neighborhoods. However, that concern was alleviated by the fact that the City recently enacted ordinances setting strict standards that prevent nighttime light from spilling into the neighborhoods. His client intends to fully comply with those standards.

They propose three buildings and will come back for design review once there is a final project. However, it will comply with what was presented. ATTORNEY CURRAN indicated that one other issue that arose concerned what would happen to this parcel shown as R-E, which is not a part of the pending application. This would create an orphan parcel that is undeveloped that would be difficult to develop. His client is in contact with the owners of that property, and believes that he will be able to acquire that property and try to integrate it into this project. ATTORNEY CURRAN felt that the neighbors' concerns have been addressed and indicated that a support petition was submitted at the Planning Commission meeting. The proposed project will benefit the neighborhood.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 121 – GPA-1451

**MINUTES – Continued:**

THOMAS FIORE, 229 Shadbush, has lived in this area for four years. He is aware that the property on Leggett Road was spot zoned in 1976. A petition with 900 signatures showed what the residents felt was best for the area. MR. FIORE indicated that the applicant used scare tactics by saying that if the residents did not support this application that apartments would be built at this location. He urged the City Council to deny the request and leave this area residential. The commercial development will cause massive traffic. All the commercial and office space should be kept within the Town Center as promised.

KIM CAULFELD, 7608 Valley Green Drive, stated that the residents want to keep this area all residential with no commercial. The only commercial is behind this property. This commercial project is not needed in this area. She believes that someone with vision one day will develop all these parcels into a residential development. Many houses back on to Ann Road, and those residents do not want any commercial developments. Many residents worked very hard for the Town Center concept, and these office buildings belong in Town Center. She urged the City Council to keep the rural estates neighborhoods, without the commercial infringing on it.

VIVIAN TAIBI, 8229 Shad Bush Avenue, resides south of Ann Road and Cimarron. The residents were promised all commercial development would be in the Town Center. The proposed project is premature, as residential could be built on this location. The parcel is surrounded on all three sides by residential. She feels that this non-conforming use should be denied.

PEGGY MACKELRATH resides west of the proposed project. She felt pressured into agreeing to sell her land because she was afraid she would be left out.

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated that the Town Center concept was to keep the commercial in one area, and spot zoning should not be allowed.

TOM McGOWAN, Las Vegas resident, opposed the project.

CHRIS CHRISTOFF, 335 West Cincinnati, indicated that the Planning Commission, as well as COUNCILMAN MACK, should have taken into consideration the large number of protests. The residents have a right to keep their quality of life intact. The traffic is horrendous in this particular area. Crime might increase and MR. CHRISTOFF asked that the City Council deny the application.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 121 – GPA-1451

**MINUTES – Continued:**

VICKIE DOWNS, 7921 March Brown Avenue, appeared in support of this project. Her son is wheelchair bound and rides the CAT Bus. It takes him two to four hours to get to any area in town. Her son supports this project because this particular area lacks office buildings offering medical services.

SHEILA LAMBERT, 5910 Sierra Bonita Court, was excited about the prospect of having medical offices closer to her home. She appeared on behalf of those residents directly impacted and who support this project. They were promised that the project would be single story and that lighting for the buffering areas would be addressed. It is very challenging to look at transitional zoning and to find something across from C-2. Not too many people would purchase a house across from C-2, an auto shop, and a storage facility. This project could benefit residents by the services it could provide.

NATHAN DOWNS, 7921 March Brown Avenue, stated that it takes him two to four hours to get to Centennial Hills Town Center. Medical offices are needed in this area, such as dentists and pharmacies. He asked that the City Council approve the request.

ATTORNEY CURRAN defused the insinuation that somehow, somebody tried to use scare tactics to say that there were going to be apartments. This is a difficult piece of property to develop, especially with horse property immediately across the wall, with the 100-foot street to the south, a tire store and commercial project to the other side. It was the neighbors who would rather see apartments there than additional office. It did not come from the applicant. It is not realistic to think this parcel could be developed into homes consistent with existing homes found in other parts of the neighborhood. Not only is there a 100-foot street to the south and adjacent horse property, but also a tire store, a mini storage, a tavern, and commercial across the street. The applicant worked very hard to come up with a good buffer and a compatible project that allows this property to be put into beneficial use. The alternative would be for this parcel to remain vacant.

COUNCILMAN MACK thanked ATTORNEY CURRAN for the excellent work he did representing the application and is sure that no scare tactics were used. He does not support changing the zoning adjacent to the Town Center. A previous Council action that approved the site plan across the street on Ann Road and Leggett Road was done through a 1976 zoning application approved by the County and then annexed into the City. Since then the City Council and the County adopted an interlocal agreement to prevent any type of zoning from happening by other jurisdictions. Therefore, there is some spot zoning, but the City Council has taken a strong stance on approving non-conforming land uses outside of the Town Center in order to give the Town Center the ability to grow the way it was envisioned.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 121 – GPA-1451

**MINUTES – Continued:**

He empathized with MR. DOWNS' predicament regarding the lack of medical services closer to his home, but many classifications that have been approved inside the Town Center include office, professional, medical and commercial, within a few blocks of MR. DOWNS' residence. COUNCILMAN MACK indicated that he would have never approved the mini storage and Bogies on Ann Road and Leggett Road because these elements should have gone inside of Town Center. He would not have approved the commercial quadrant in front of Ann Road and Painted Mirage, but these are uses that the City Council felt were the best. However, he cannot support this particular use. The site plan and the elevations presented are beautiful, but he would like to see it in the Town Center, already designated for commercial and office uses.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: COUNCILMAN MACK asked MR. DOWNS to contact his office, who will contact JACOB SNOW, Director, Regional Transportation Commission (RTC), to see what can be done to ensure his transportation needs are met.

NOTE: MAYOR GOODMAN pointed out it is unacceptable to the City Council if in fact the Centennial Hills area is not ADA compliant. He directed DR. SELBY to ask the appropriate staff to contact MR. DOWNS and make sure that everything is done so that he can have a comfortable life style.

NOTE: All discussion for Item 121 [GPA-1451] and Item 122 [ZON-1528] was held under item 121 [GPA-1451].

(3:38 – 4:13)

**5-419**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REZONING RELATED TO GPA-1451 - PUBLIC HEARING - **ZON-1528 - JOHN R. RADER, ET AL** - Request for a Rezoning FROM R-E (Residence Estates) TO: O (Office) on 3.18 acres adjacent to the northwest corner of Ann Road and Leggett Road (APN: 125-28-801-014, 016 & 018), PROPOSED USE: PROFESSIONAL OFFICE, Ward 6 (Mack). The Planning Commission (4-3 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>17</b>
<b>5</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>20</b>
<b>3</b>

**RECOMMENDATION:**

The Planning Commission (4-3 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up brought forward from the 2/13/2003 Planning Commission meeting Item 11
5. Submitted at City Council meeting – Agreement between John R. Rader and adjacent neighbors submitted by Attorney Curran

**MOTION:**

**MACK – DENIED – UNANIMOUS with M. McDONALD excused**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BILL CURRAN, Curran and Parry, 300 South 4<sup>th</sup> Street, appeared on behalf of the applicant.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion for Item 121 [GPA-1451] and Item 122 [ZON-1528] was held under item 121 [GPA-1451].

(3:38 – 4:13)

**5-419**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-1301 - CORONADO BAY/SAHARA, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (Service Commercial) and R (Rural Density Residential) TO: O (Office) on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 650 feet west of Buffalo Drive (APN: 163-04-805-003), Ward 1 (M. McDonald). The Planning Commission (3-0-4 vote on a motion for approval) failed to obtain a super majority vote, which is tantamount to DENIAL. Staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

The Planning Commission (3-0-4 vote on a motion for approval) failed to obtain a super majority vote, which is tantamount to DENIAL. Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**M. McDONALD – APPROVED – UNANIMOUS**

NOTE: COUNCILMAN McDONALD disclosed that the Planning Commissioner involved with this project abstained from voting and did not speak with him about the project, and neither did JEFF GUINN, who is the principal of the project.

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the property owner. The application would allow Service Commercial (SC) on the frontage of Sahara Avenue and Office (O) north of the property. In addition, he requested a zone change for C-1 (Limited Commercial) for an office development. He indicated that the City Council approved an office complex, the Coronado Bay Business Park Phase I. This will be Coronado Bay Business Park Phase II. ATTORNEY GRONAUER concurred with staff's recommendations.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 123 – GPA-1301

**MINUTES - Continued:**

TOM McGOWAN, Las Vegas resident, was very impressed with the proposed project. He asked if TRUESDELL or GALATI is affiliated with this project and who the architect is. ATTORNEY GRONAUER replied that the architect is Lucchesi and Galati and explained that MR. McGOWAN was referring to the vote taken by the Planning Commission resulting in a vote of three to zero to four. There were four abstentions due to some other relationships with the proposed developer. One of the principals of the development is JEFF GUINN, who already has been approved to develop Coronado Bay Business Park Phase I, which is to the east. With respect to the other abstentions, he believes they had some other business relationships with the developer.

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated that the proposed project will be beautiful.

CHRIS CHRISTOFF, 335 West Cincinnati, suspiciously commented on the abstention of Planning Commissioners at a previous Commission meeting. For the record, DEPUTY CITY ATTORNEY BRYAN SCOTT clarified that all Commission members having any form of relationship regarding this particular project abstained and did not vote on this item.

STEVEN “CAPTAIN TRUTH” DEMPSEY stated that although he has not attended any Planning Commission meetings, he has never seen four abstentions on a seven-member panel. His understanding is that if they disclose, they are entitled to vote. MAYOR GOODMAN responded that if they have a conflict they abstain. MR. DEMPSEY questioned whether there was a quorum and whether the vote was valid. DEPUTY CITY ATTORNEY SCOTT replied that the law provides that when there is an abstention on the record that the number of persons on the board be discounted by that number of abstentions and the three remaining constitute a majority. Therefore, it would have required a majority of three to pass this action. It did not require all seven to vote. MR. DEMPSEY indicated that the County provides backup material for anyone wanting to see it while the meeting is in progress. He asked for the City’s procedure regarding backup information. MAYOR GOODMAN explained that that information is available in the City Clerk’s Office and the public is welcome to examine that information at any time. MR. DEMPSEY suggested that a copy of all backup material be made available for the public in the Council Chambers. MAYOR GOODMAN stated that his suggestion would be considered.

No one appeared in opposition.

There was no further discussion.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 123 – GPA-1301

**MINUTES - Continued:**

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion pertaining to Item 123 [GPA-1301], Item 124 [ZON-1300] and Item 125 [SDR-1299] was held under Item 123 [GPA-1301].

(4:46 – 4:57)

**5-3223**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REZONING RELATED TO GPA-1301 - PUBLIC HEARING - **ZON-1300 - CORONADO BAY/SAHARA, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) and SC (Service Commercial) General Plan Designations] TO: O (Office) and C-1 (Limited Commercial) on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 650 feet west of Buffalo Drive (APN: 163-04-805-003), PROPOSED USE: OFFICE, Ward 1 (M. McDonald). The Planning Commission (3-0-4 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**RECOMMENDATION:**

The Planning Commission (3-0-4 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**M. McDONALD – APPROVED subject to conditions – UNANIMOUS**

NOTE: COUNCILMAN McDONALD disclosed that the Planning Commissioner involved with this project abstained from voting and did not speak with him about the project, and neither did JEFF GUINN, who is the principal of the project.

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the property owner.

No one appeared in opposition.

There was no discussion.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 124 – ZON-1300

**MINUTES – Continued:**

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion pertaining to Item 123 [GPA-1301], Item 124 [ZON-1300] and Item 125 [SDR-1299] was held under Item 123 [GPA-1301].

(4:46 – 4:57)

**5-3223**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-1301) to an O (Office) land use designation for the northern 3.6 acres of the subject site approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. The landscape planter along the north property line shall match the existing planter areas.
4. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
5. The requirements for half-street improvements on the south side of Via Olivero Avenue as listed in Condition #6 below shall not include a sidewalk, as development along Via Olivero Avenue typically does not include sidewalks.

Public Works

6. Dedicate 14.5 feet of right-of-way adjacent to this site for Sahara Avenue and 30 feet for Via Olivero Avenue prior to the issuance of any permits.
7. Construct all incomplete half-street improvements on Sahara Avenue and construct half-street improvements on Via Olivero Avenue adjacent to this site concurrent with development of this site.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 124 – ZON-1300

**CONDITIONS – Continued:**

Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Sahara Avenue and Via Olivero Avenue public rights-of-way adjacent to this site prior to occupancy of this site.
9. Landscape and maintain all unimproved rights-of-way on Sahara Avenue and Via Olivero Avenue adjacent to this site.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-1301 AND ZON-1300 - PUBLIC HEARING - **SDR-1299 - CORONADO BAY/SAHARA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Reduction of the perimeter and parking lot landscape planter island requirements and a waiver of the front lot line setback requirements FOR A PROPOSED 55,400 SQUARE FOOT OFFICE COMPLEX on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 650 feet west of Buffalo Drive (APN: 163-04-805-003), U (Undeveloped) Zone [R (Rural Density Residential) and SC (Service Commercial) General Plan Designations], PROPOSED: O (Office) and C-1 (Limited Commercial), Ward 1 (M. McDonald). The Planning Commission (3-0-4 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (3-0-4 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**M. McDONALD – APPROVED subject to conditions – UNANIMOUS**

NOTE: COUNCILMAN McDONALD disclosed that the Planning Commissioner involved with this project abstained from voting and did not speak with him about the project, and neither did JEFF GUINN, who is the principal of the project.

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the property owner.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 125 – SDR-1299

**MINUTES – Continued:**

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion pertaining to Item 123 [GPA-1301], Item 124 [ZON-1300] and Item 125 [SDR-1299] was held under Item 123 [GPA-1301].

(4:46 – 4:57)

**5-3223**

**CONDITIONS:**

Planning and Development

1. A Rezoning [ZON-1300] to O (Office) and C-1 (Limited Commercial) Zoning Districts approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect loading zone locations in accordance with the perceived demand for loading based on the amount and intensity of retail commercial activities proposed for the site. Per the applicant's request, 15 feet of the right-of-way area for Sahara Avenue directly in front of the site may be used for landscaping until needed for roadway purposes; at that time, the row of parking adjacent to the landscaped area will be removed and replaced with landscaping.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 125 – SDR-1299

**CONDITIONS – Continued:**

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 36-inch box trees planted a maximum of 25 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. Waivers are granted to not require landscape planter fingers and to reduce the landscape planter width from eight feet to five feet.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 125 – SDR-1299

**CONDITIONS – Continued:**

15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways accessing Sahara Avenue shall be designed, located and constructed in accordance with Standard Drawing #222A and shall also receive approval from the Nevada Department of Transportation. Provide a copy of a recorded Joint Access Agreement between this parcel and the parcel to the east prior to the issuance of any permits for such driveway.
17. Site development to comply with all applicable conditions of approval for ZON-1300 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**NOT TO BE HEARD BEFORE 4:30 P.M. - ABEYANCE ITEM** - DESIGNATION OF HISTORIC DISTRICT - PUBLIC HEARING - **DIR-1208 - CITY OF LAS VEGAS** - Request to designate parcels of land AS A HISTORIC DISTRICT IN THE CITY OF LAS VEGAS generally bound by Park Paseo in the north, Ninth Street in the east, Franklin Avenue in the south, and Fifth Place in the west (APN: Multiple), containing approximately 31 acres, Ward 3 (Reese). The Planning Commission (4-3 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>66</b>
<b>202</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>12</b>
<b>81</b>

**RECOMMENDATION:**

The Planning Commission (4-3 vote) and staff recommend APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
4. Staff Report
5. Letter of protest from Raymond Rosas and Jolene Manack
6. Submitted after final agenda – Support petition with 61 signatures
7. Submitted after final agenda – Protest letter from Daryl Firestone
8. Submitted at City Council – Protest petition submitted by John Elliott with 122 signatures
9. Submitted at City Council – Protest petition submitted by Michael Ganson with 55 signatures
10. Submitted at City Council – Comments by Tom McGowan
11. Submitted at City Council – Letter from Jill Gurvey
12. Submitted at City Council – Letter from Anna Coffin

**MOTION:**

**REESE – APPROVED – UNANIMOUS with WEEKLY excused**

**MINUTES:**

NOTE: A Combined Verbatim Transcript of Item 126 [DIR-1208] is made a part of the Final Minutes under Item 126 [DIR-1208].

MAYOR GOODMAN declared the Public Hearing open.

**APPEARANCES:**

ROBERT GENZER, Director, Planning and Development Department  
BRYAN SCOTT, Deputy City Attorney



CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 126 – DIR-1208

**MINUTES – Continued:**

APPEARANCES – Continued:

JOE RYCHIC

MARGO WHEELER, Planning Manager, Planning and Development Department

COURTNEY MOONEY, Historic Preservation Consultant

UNIDENTIFIED MALE SPEAKER

GLEN MEEK

KEITH VANDERWYST, 3040 East Charleston

JOE SCHOENMANN, 1111 Fifth Place

MIKE GANSON, 1100 South Sixth Street

ROSIE VITAVACK

ADLA CHRISTINE EARL, 1279 South Eighth Street

JARRET and JENNIFER KEENE, 1215 South Ninth Street

FERNANDO ROMERO, 917 Canosa Avenue

KAREN VELJKOVIC, 807 East Oakey Boulevard, appeared on behalf of her mother,

THERESA ARNTSON, 615 Park Paseo

JOANNE FORSYTH, owns properties at 831 Park Paseo, 925 Park Paseo and 1201 South Ninth Street

ANN AU, 827 Park Paseo

TOM McGOWAN, Las Vegas resident

JUDY SMITH, 1263 South Ninth Street

JERRY HOWARD, 1101 South Sixth Street

MARGARET McGHIE, 1269 South Ninth Street

MARIE HORSLEY JOHNSON

CATHIE BRYANT, 1269 South Eight Street and 2020 Griffith Avenue

STEVEN “CAPTAIN TRUTH” DEMPSEY

SANDRA MANN, 1273 South Ninth Street

CHRIS CHRISTOFF, 335 West Cincinnati

MATT WRAY and JILL GURVEY, 1110 Fifth Place

BARBARA GANSON, 1100 South Sixth Street

EZRA MANN, 1273 South Ninth Street

DAN STAR, 1312 South Eighth Street

RICK WEINSTEIN, 1211 South Ninth Street

SANDY SIAS, 1114 South Fifth Place

LOUISE HARTLEY, 815 Bracken Avenue

DEAN LEAVITT, 1220 South Seventh Street

RON FLAVOR

STEVE BRANTLEY, 823 Park Paseo

ANAMARIE FAGG, 1224 Eighth Place

CITY COUNCIL MEETING OF MARCH 19, 2003  
Planning and Development Department  
Item 126 – DIR-1208

**MINUTES – Continued:**

APPEARANCES – Continued:

AL GALLEGO, citizen of Las Vegas  
TOM MOLER, 1245 South Seventh Street  
KATE HOUSEVACK, 1111 South Fifth Place  
JANE PINJUV  
TERESA MORROW  
SHELDON HUNSAKER, 1470 South Seventh Street  
BARBARA BRENTS, 1320 South Seventh Street  
HELEN REEVELL, 1100 Fifth Place  
KENNY STEWART, President of the John S. Park Neighborhood Association  
DEBBIE WILTZIE, 1122 South Fourth Street  
MARY HAUSCH, 1139 South Fifth Place  
JOHN ELLIOTT  
WALTER PINJUV  
MIA PALENCAR, Newport Beach, California, owns property at 1103 South Sixth Street  
CHARLOTTE WARD, 1226 South Seventh Street

MAYOR GOODMAN declared the Public Hearing closed.

(5:32 – 7:24)

**6-180/7-1**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY CLERK**

**DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

**DB 2128 FRANKLIN AVENUE, DB 1420 LEWIS AVENUE, RQR-1689, RQR-1701, RQR-1704, RQR-1706, RQR-1708, SNC-1724, SUP-1525, VAR-1698 – 4/2/2003 AGENDA**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 19, 2003**

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**DEPARTMENT: CITY CLERK**

**DIRECTOR:** BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**ADDENDUM:**

**None.**

## **AGENDA SUMMARY PAGE** **CITY COUNCIL MEETING OF: MARCH 19, 2003**

### **CITIZENS PARTICIPATION:**

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes.

### **MINUTES:**

MINISTER SANDRA BROWN-NORSHAKA, 901 Bush Street, indicated that she moved to Las Vegas from California four months ago. She has suffered racism by the police in hospitals and within the housing complex where she lives. People in this City suffer due to racism, hatred and prejudice, and it should stop. She has been doing civil rights work in San Francisco for 25 years. The City Council should be held accountable for the racism that is happening. She submitted informational material about drugs, family violence and other issues, which was made a part of the record.

(7:24 – 7:27)

**7-960**

CHRIS CHRISTOFF, 335 West Cincinnati, pointed out that the rights of an individual were violated when that person was not allowed to speak or ask a question on an agenda item regarding the Veterans Clinic. Tapes of that particular meeting were sent to the State and to Washington. When that person wanted to ask a question of JOHN AMPLE, Director of the Veterans Clinic, the Marshall was called to escort the person out. The Mayor and City Council have a responsibility to allow people to speak on matters of importance, especially veterans. Everyone needs to stand tall with the veterans, especially in these troubled times. He takes exception when people do not return a message after five days. There is no accountability at City Hall.

(7:27 – 7:31)

**7-1060**

DOROTHY BARNES stated that she is homeless and that different groups are prosecuting her, especially the police department.

(7:31 – 7:32)

**7-1195**

TOM McGOWAN, Las Vegas resident, read his comments for the record regarding an invitation letter sent to candidates who filed for office to attend a forum at City Hall.

(7:32 – 7:35)

**7-1260**

# *City of Las Vegas*

[CITY COUNCIL MEETING OF MARCH 19, 2003  
Citizen Participation

## **MINUTES - Continued:**

STEVEN "CAPTAIN TRUTH" DEMPSEY stated that he personally distributed tapes of a radio talk show to the Mayor and City Council. The tape features former City Councilman STEVE MILLER discussing the Crazy Horse II and how a customer was thrown out of the club. People are being injured, accosted and robbed. MR. DEMPSEY asked that a show cause hearing be scheduled.

(7:35 – 7:38)

**7-1348**

KEITH VANDERWYST, Ward 3, made the City Council aware that three schools within Ward 3 are inadequate in education. He hopes that the City Council can influence the School District to improve the quality of learning. There is a park that is being built and asked if the landscaping will be changed to accommodate the new water issues.

(7:38 – 7:40)

**7-1574**

JOE RYCHIC asked that the City Council look into providing ramps at bus stops to enable people with wheelchairs get on a bus. Currently, people living in the area of 11<sup>th</sup> Street and Bonanza have to go to Maryland Parkway to get on a bus. MAYOR GOODMAN asked DR. SELBY to investigate. The City Council sang Happy Birthday to MR. RYCHIC, who celebrated his 80<sup>th</sup> birthday.

(7: 40 – 7:43)

**7-1607**

TODD FARLOW, 240 North 19<sup>th</sup> Street, pointed out the school being built in Ward 3 will be beautiful. He received something distressful in the mail. He stated that the Las Vegas Wash is having problems funding the maintenance of the wash. He opined that the people responsible for the maintenance of the wash should be those people who contributed to its demise. Its maintenance should be funded through the sewer tax.

(7:43 – 7:46)

**7-1671**

STEVEN "CAPTAIN TRUTH" DEMPSEY demanded that COUNCILMAN McDONALD, the Mayor or the Mayor Pro Tem instruct the City Clerk to schedule a show cause hearing to address concerns about beatings at the Crazy Horse.

(7:46 – 7:47)

**7-1800**

# *City of Las Vegas*

CITY COUNCIL MEETING OF MARCH 19, 2003  
Citizen Participation

## **MINUTES - Continued:**

MAYOR GOODMAN commented that he is aware that a federal investigation is in progress with regards to the Crazy Horse. There was a Search and Seizure, and for City Council to get involved at this point in time to conduct any kind of hearing that might infringe on what is taking place at the federal level would be obstruction. If the federal authorities want the City Council to go forward with a show cause hearing, he would be happy to consider that.

(7:47 – 7:48)

**7-1826**

COUNCILMAN BROWN congratulated the City Council for doing a great job, which was reflected with the different ceremonial items during the morning agenda. It captured the true essence of what this City Council does.

(7:48 – 7:49)

**7-1898**

**MEETING ADJOURNED AT 7:49 P.M.**